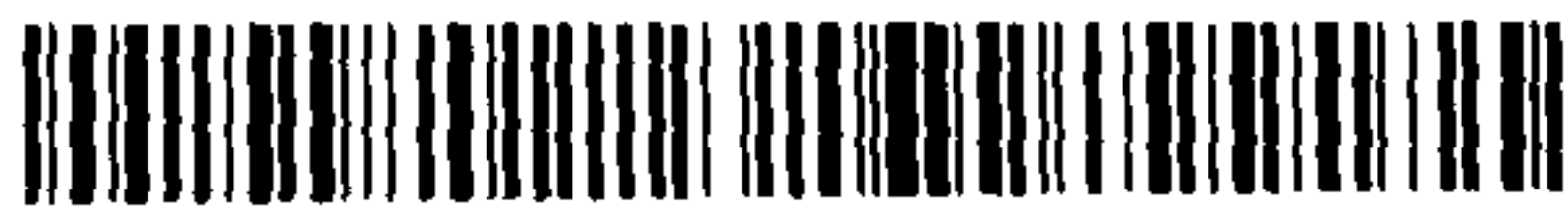


THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
City of Chelsea
P. O. Box 111
Chelsea, AL 35043


20220425000167180 1/1 \$79.00
Shelby Cnty Judge of Probate, AL
04/25/2022 08:05:09 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Seven Thousand and 00/100 (\$57,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gary M. Isbell, an unmarried individual**, (hereinafter referred to as GRANTOR), whose address is P.O. Box 67 Chelsea AL 35043, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea, Alabama, a municipality**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land in the NW of the NE of Section 34, Township 19 South, Range 12 West, Shelby County, Alabama described as follows: Commence at the NW Corner of Said Section 34, thence Run East along the North Section Line 2790.62 feet; thence turn right 89 degrees 38' 48" and Run South 769.07 feet to a point 50 feet (radial) South of the C.X.S. Railroad tracks to a found Rebar Corner; thence continue Last Course (S 00 degrees 24'30" W GPS Bearing) for a distance of 85.69 feet to the point of Beginning; thence S 00 degrees 24'30" W for a distance of 74.79 feet to a found Nail (DEA) being a point on the Northern Right of Way for Shelby County Highway 47 (AKA Main Street); thence S 89 degrees 35'30" E along said right of way for a distance of 50.00 feet; thence N 00 degrees 24'30" E for a distance of 74.79 feet; thence N 89 degrees 35'30" W for a distance of 50.00 feet to the Point of Beginning.

Less and except any part of subject property lying within a public road right of way.

Property Address: 11580 Chelsea Road, Chelsea, AL 35043

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 20th day of April, 2022.


Gary M. Isbell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary M. Isbell whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of April, 2022.


NOTARY PUBLIC
My Commission Expires: 2-10-2025