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05/02/2022 01:36:27 PM
DEEDS 1/3

Send Tax Notice to:

Cherish Elizabeth Stottlemeyer
325 Lilly Drive
Sterrett, AL 35147

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-502**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Debbie C. Coleman (herein referred to as "Grantor," whether one or more), whose mailing address is

4054 Odum Mill Rd, Sylacauga, AL 35150

by **Cherish Elizabeth Stottlemeyer and Steven Daniel Parmer (herein referred to as "Grantee," whether one or more),** whose mailing address is

325 Lilly Drive, Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **325 Lilly Drive, Sterrett, AL 35147**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

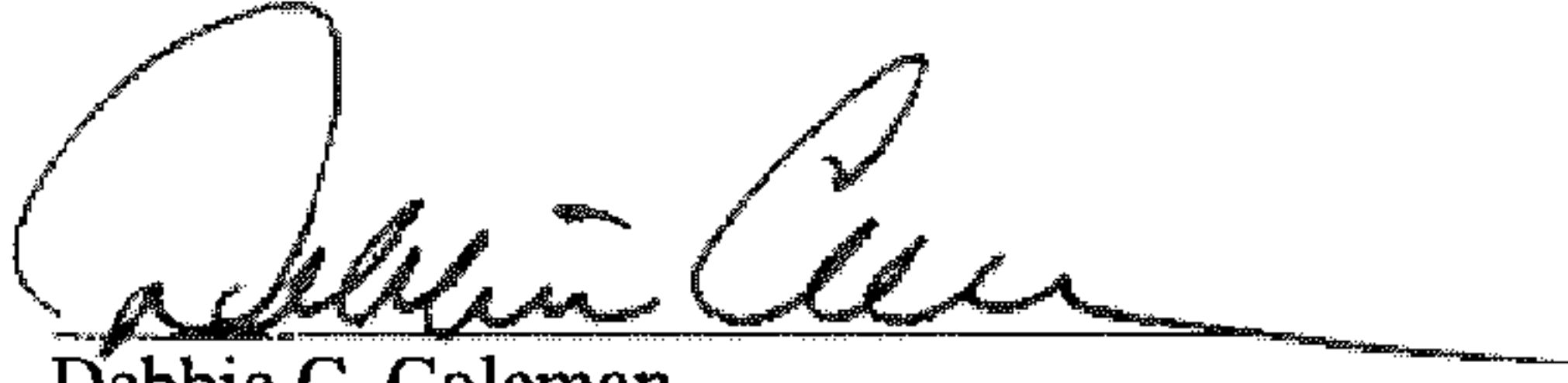
MINING AND MINERAL RIGHTS EXCEPTED.

\$275,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24th day of April, 2022.


Debbie C. Coleman

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Debbie C. Coleman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2022.


Notary Public

Printed Name
My Commission Expires:

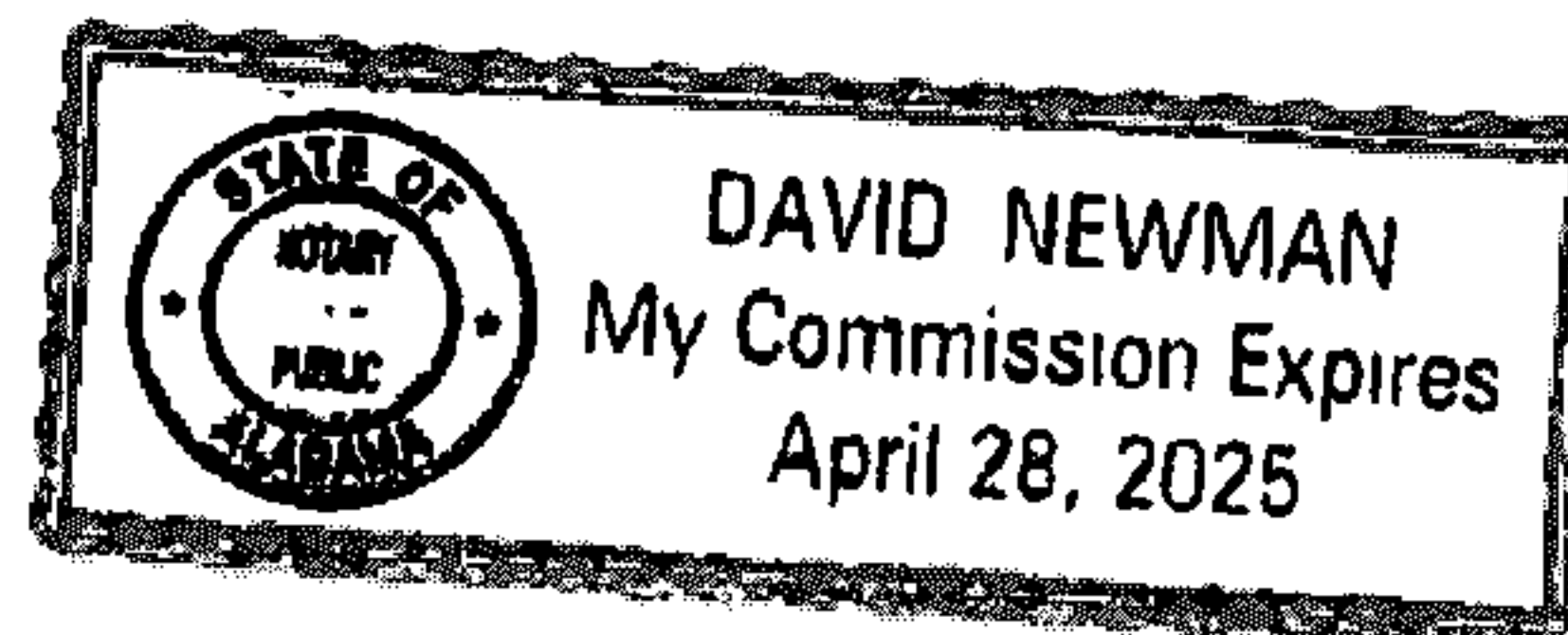


EXHIBIT A

Property 1:

Begin at the NE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence South along the East line of same 513.16 feet; thence North 89 degrees 20 minutes West 261.08 feet to the East line of a 25 foot easement; thence North 0 degrees 29 minutes East along said easement line 513.16 feet to the North line of said V4-14 Section; thence South 89 degrees 20 minutes East along said North line 256.32 feet to the point of beginning. Being a part of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 12, according to survey of F. W. Meade, Reg. Land Surveyor, dated February 10, 1987.

Also a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from the other parcels now or formerly owned by Earl Brasher, and to and from Shelby Co. Highway No. 43, which is also known as The Bear Creek Road, said easement being more particularly described as designated as being of a uniform width of 25 feet, the center line thereof being described as follows: Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 degrees 04 minutes West along the South line of same 293.15 feet to the point of beginning of the center line of the 25 foot easement; thence North 0 degrees 29 minutes East 1333.87 feet to the South line of the SE 1/4 of the NE 1/4 of said Section 11; thence North 6 degrees 48 minutes East 201.97 feet; thence North 36 degrees 47 minutes West 106.56 feet; thence North 4 degrees 01 minute West 382.46 feet; thence North 22 degrees 13 minutes West 293.34 feet; thence North 30 degrees 27 minutes West 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of easement. Situated, lying and being in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$42.50 JOANN
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Allen S. Bayl