

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20220505000183800 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
05/05/2022 08:24:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and NO/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned, Ronald C. Gunnarson, a single man herein referred to as Grantor, in hand paid by Nikki Wonn, a married woman referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

The above mentioned Grantor retains a Life Estate interest in the above described property,

THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 28 day of April, 2022.

Ronald C Gunnarson

Ronald C. Gunnarson

Shelby County, AL 05/05/2022
State of Alabama
Deed Tax: \$6.50

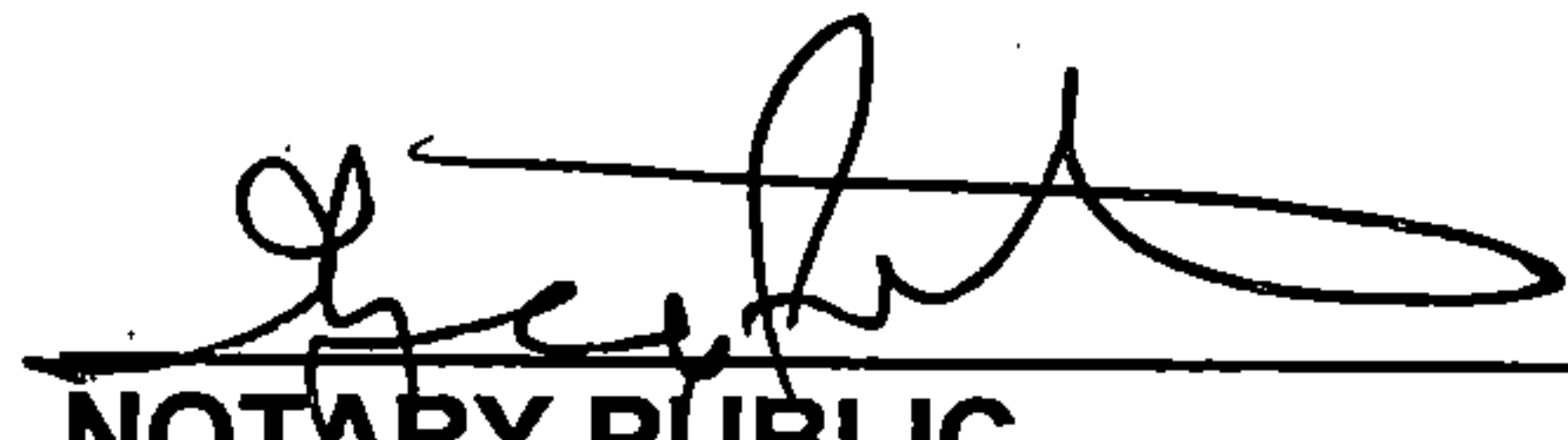
**STATE OF ALABAMA,
TALLADEGA COUNTY.**



20220505000183800 2/3 \$34.50
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I, the undersigned authority, in and for said County, in said State, hereby certify that, Ronald C. Gunnarson whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 2022.



NOTARY PUBLIC
My Commission Expires:

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Property Address:
1563 County Rd 280
Sterrett, AL 35147

Grantor's Address:
1563 County Rd 280
Sterrett, AL 35147

Grantee's Address:
1563 County Rd 280
Sterrett, AL 35147

Assessed Value for Land \$6,200.00

EXHIBIT "A"
LEGAL DESCRIPTION



20220505000183800 3/3 \$34.50
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Begin at the intersection of the west line of E $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 30, Township 19, Range 1 East, with the south line of Florida Short Route Highway (U.S. 280) right of way, run thence south along said west line a distance of 314 feet to a point; thence run East parallel to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 145 feet to a point of beginning; thence continue East parallel with the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 145 feet; thence turn right and run south parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210 feet; thence turn right and run West parallel to the north line of said section a distance of 145 feet to a point; thence turn right and run north parallel with the West line of said section 210 feet to the point of beginning. Said land lying and being part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, Shelby County, Alabama.

AND ALSO:

Commence at the intersection of the west line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 30, Township 19 South, Range 1 East, with the South line of U. S. Highway 280 right-of-way, thence run south along West line of said East $\frac{1}{2}$ of NE $\frac{1}{4}$ 314 feet to a point; thence run East and parallel to said North $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 290 feet to the point of beginning; thence continue on the same course for a distance of 40 feet; thence run south and parallel to the West $\frac{1}{4}$ - $\frac{1}{4}$ Section line for a distance of 210 feet; thence run West and parallel to the North $\frac{1}{4}$ - $\frac{1}{4}$ Section line for a distance of 40 feet; thence run North parallel to the West $\frac{1}{4}$ - $\frac{1}{4}$ Section line for a distance of 210 feet to the point of beginning; containing 0.19 acres more or less.

Subject to easements and rights of record.