

**SEND TAX NOTICE TO:**  
Mark Anthony Husted  
301 MacKenzie Drive  
Atlanta, GA 30312

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Laurel J. Tucker, an unmarried woman**, whose address is 31084 407th Ave., Avon, SD 57315 (hereinafter "Grantor", whether one or more), by **Mark Anthony Husted**, whose address is 301 MacKenzie Drive, Atlanta, GA 30312 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Mark Anthony Husted**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4791 Highway 11, Pelham, AL 35124 to-wit:**

**A parcel of land described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 17, TP-20S, R-2W and run west along the north line thereof for 1260.86"; thence 90 deg. 00' left and run South for 254.10' to the center of a branch and the point of beginning; thence 49 degrees 13' 16" left and run Southeasterly along said branch for 251.85'; thence 19 degrees 30' 08" right and continue along said branch for 100.0'; thence 18 degrees 13' right and continue along said branch for 88.59'; thence 17 degrees 53; left and continue along said branch 117.54'; thence 15 degrees 39' 30" left and continue along said branch for 65.07' ; thence 29 degrees 04' 20" right and continue along said branch for 19.46'; thence 39 degrees 01' left and continue along said branch 26.34'; thence 96 degrees 28' right and run southwesterly for 270.86'; thence 86 degrees 48" right and run northwesterly for 137.44'; thence 13 degrees 09 right and run northwesterly for 562.12'; thence 90 degrees 00' right and run northeasterly for 318.63' to the point of beginning.**


**Also a 20 foot easement for ingress and egress the centerline of which is described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 17, TP-20S, R-2W and run South along the east line thereof for 1210.35' to the northwesterly right of way line of Shelby County Highway No. 11; thence 56 degrees 22' right and run Southwest along said right of way for 148.61' to the point of beginning; thence 83 degrees 06' right and run northwesterly for 400.83' thence 18 degrees 51' 40" left and continue northwesterly for 474.44'; thence 13 degrees 40' left and continue northwesterly for 147.14' to the center of a branch and the end of said easement.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$231,400.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 6th day of May, 2022.

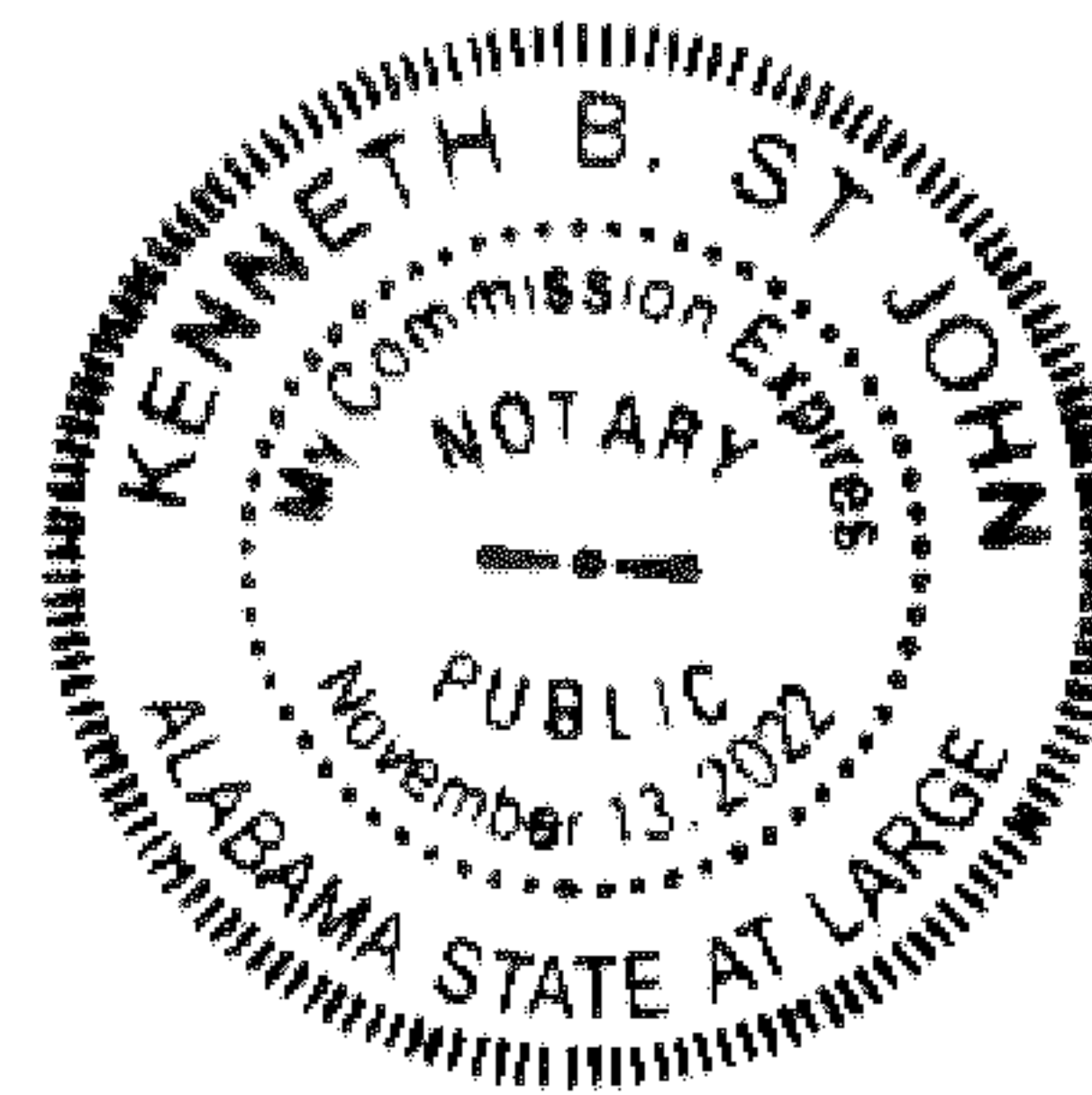
  
**Laurel J. Tucker**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Laurel J. Tucker, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2022.

  
Notary Public  
Printed Name: **Kenneth B. St. John**  
My Commission Expires: **11/13/2022**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/11/2022 01:19:13 PM  
\$54.00 JOANN  
20220511000193380**

