

Send tax notice to:
JOSHUA T EVERETT
356 SHOAL RIDGE DR
LEEDS, AL, 35094

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022290

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JEFF RADFORD and ERIN RADFORD, husband and wife** whose mailing address is: P.O. Box 1518 Andalusia, AL 36420 (hereinafter referred to as "Grantors") by **JOSHUA T EVERETT and KELSE E EVERETT** whose property address is: **356 SHOAL RIDGE DR, LEEDS, AL, 35094** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

see attached Legal Description Exhibit "A"

SUBJECT TO:

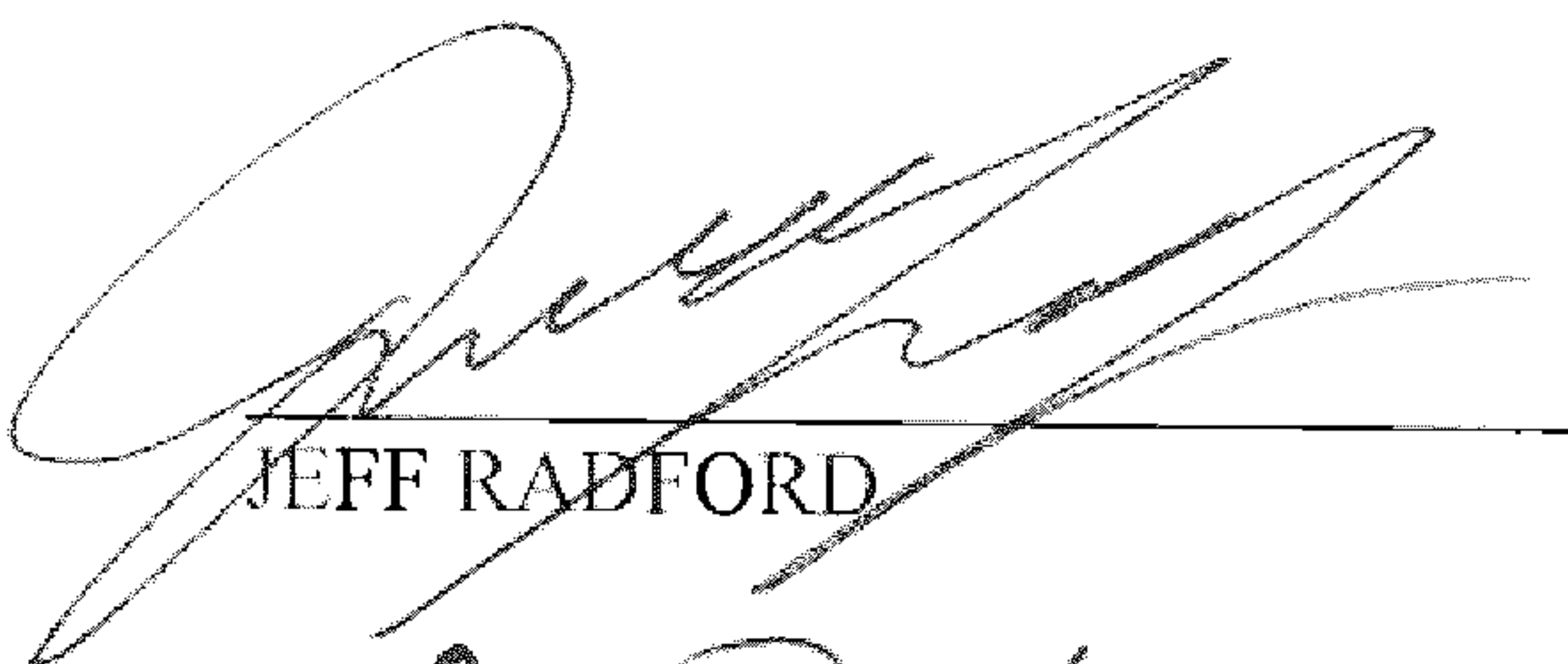
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto, including release of damages.
3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20150318000084290 and Inst. No. 2002-18713.
4. Restrictions appearing of record in Inst. No. 20140507000136680.
5. Rights of others to use Easement described as Parcel II.

\$680,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2 day of June, 2022.

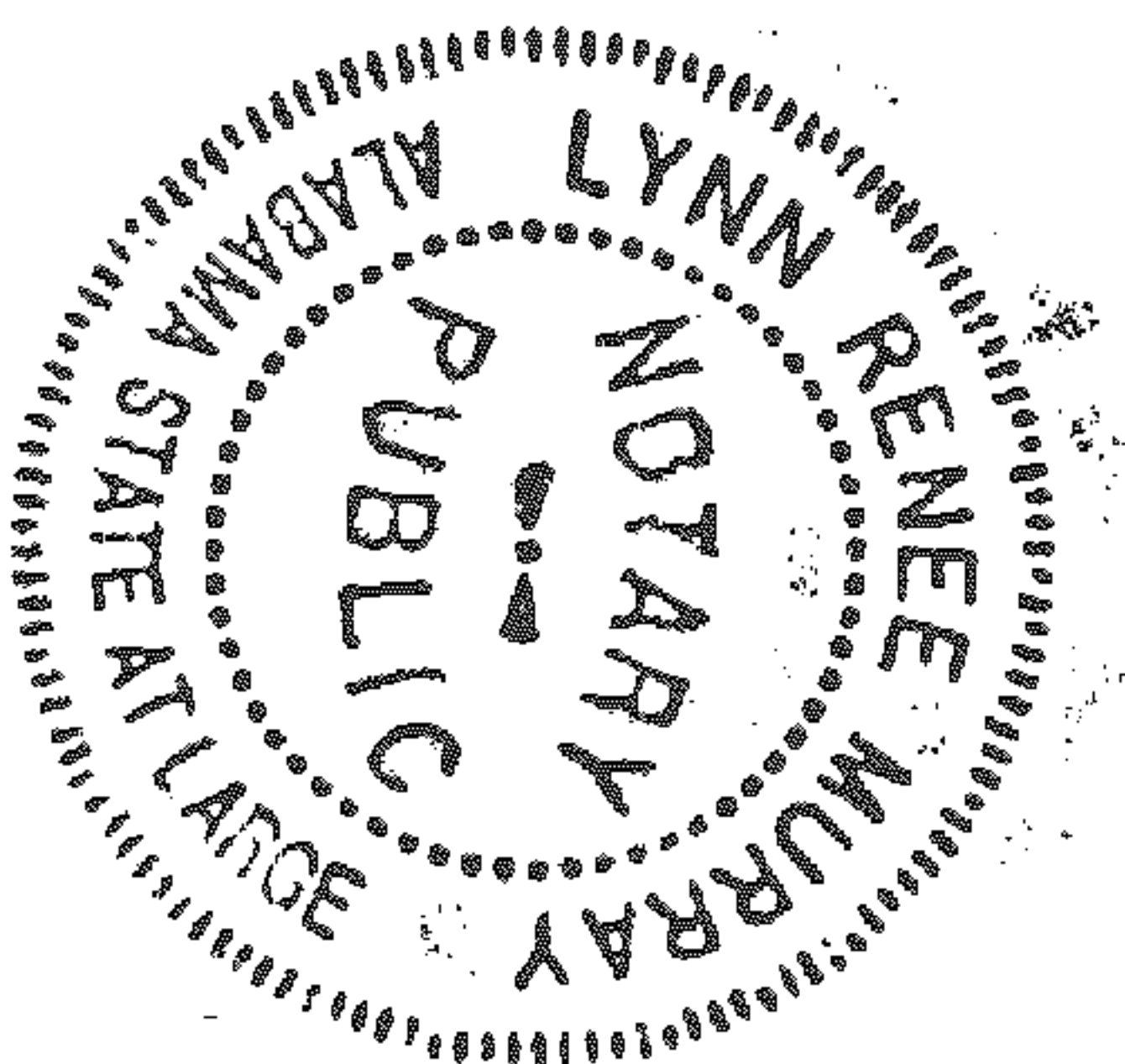

JEFF RADFORD


ERIN RADFORD

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 2nd day of June, 2022.




Notary Public
Print Name: Lynn Renee Murray
Commission Expires October 11, 2023
~~My Commission Expires October 11, 2023~~
My Commission Expires October 11, 2023

EXHIBIT "A"

A parcel of land situated in the SW ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Parcel I:

Commence at the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3, Township 18 South, Range 1 East; thence North 03 deg. 02 min. 11 sec. East a distance of 90.56 feet to the point of beginning; thence North 03 deg. 02 min. 11 sec. East a distance of 548.77 feet; thence North 49 deg. 31 min. 10 sec. West a distance of 1763.77 feet to a point on the centerline of a 60 foot easement; thence South 63 deg. 36 min. 53 sec. West along said centerline a distance of 491.34 feet; thence South 41 deg. 44 min. 41 sec. East a distance of 1000.16 feet; thence South 56 deg. 11 min. 56 sec. East a distance of 1308.28 feet to the point of beginning.

Parcel II:

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows; Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 55 min. 35 sec. West along the North line of said ¼ - ¼ a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point on the centerline of a sixty foot wide access easement and the point of beginning of the centerline of the easement being described; thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and Except any part of Highway 25 right of way that lies within the above described easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2022 10:44:36 AM
\$148.00 CHERRY
20220607000228000

Allen S. Bayl