

SEND TAX NOTICE TO:

Ronald E. Goertz, Jr. and Susan H. Goertz

20 Nolen St.
Birmingham, AL 35242

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 **ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cathy M. Hill, a married woman**, whose address is:

916 Timber Trail, Chelsea AL 35043

Connie L. Wright, a married woman, whose address is:

59 Hwy 487 Vandiver AL 35176

Calvin L. Brasher, a married man whose address is:

221 Hwy 487 Vandiver AL 35176

and Randy C. Brasher, an unmarried man whose address is:

115 Hwy 459 Sterrett AL 35147

(hereinafter "Grantor", whether one or more), by **Ronald E. Goertz, Jr. and Susan H. Goertz**, as joint tenants with rights of survivorship, (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 **Ronald E. Goertz, Jr. and Susan H. Goertz**, the following described real estate situated in Shelby County, Alabama, the address of which is **198 Highway 487, Vandiver, AL 35176** to-wit:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama, and proceed South along the West line of said quarter-quarter section a distance of 223.04 feet to a point; thence turn a deflection angle of 81°57'30" to the left and proceed Southeasterly for a distance of 11.47 feet to a 1/2" rebar found on the East margin of Highway 487, being the Point of Beginning of herein described parcel of land; thence continue along same said course and leaving said road right of way margin for a distance of 201.60 feet to a 1" open top pipe found; thence turn an interior angle 100°50'03" to the left and proceed Southerly for a distance of 219.71 feet to a 5/8" capped rebar set (Clinkscals); thence turn an interior angle 89°11'37" to the left and proceed Westerly for a distance of 210.00 feet to a 5/8" rebar found in a 2" open top pipe on the East margin of the aforementioned Highway 487; thence turn an interior angle 88°06'46" to the left and proceed North along the East margin of said Highway 487 for a distance of 254.93 feet to the Point of Beginning.

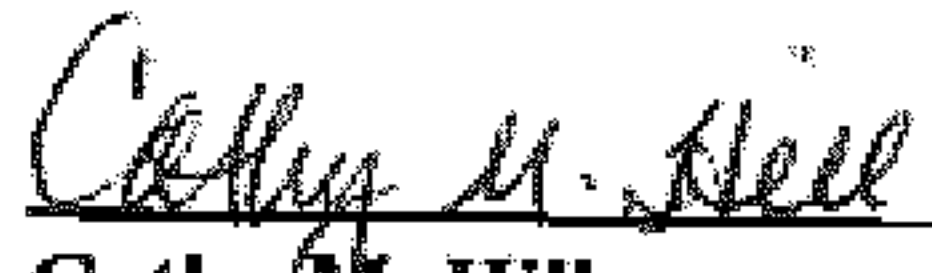
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$92,000.00 executed and recorded simultaneously herewith.

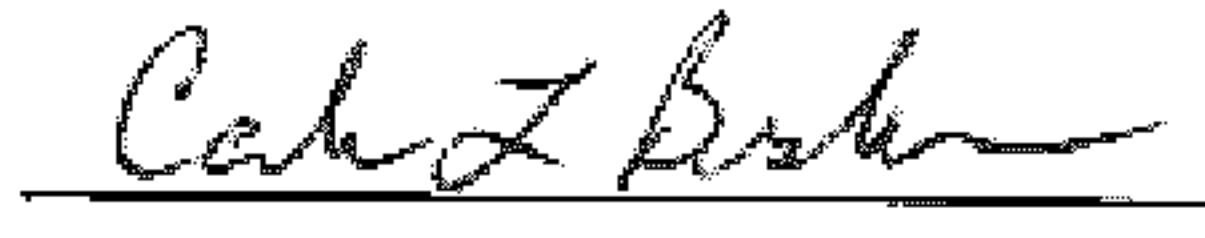
****This property is not the homestead of the Grantors or Grantors' Spouses**

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 9th day of June, 2022.


Cathy M. Hill


Connie L. Wright

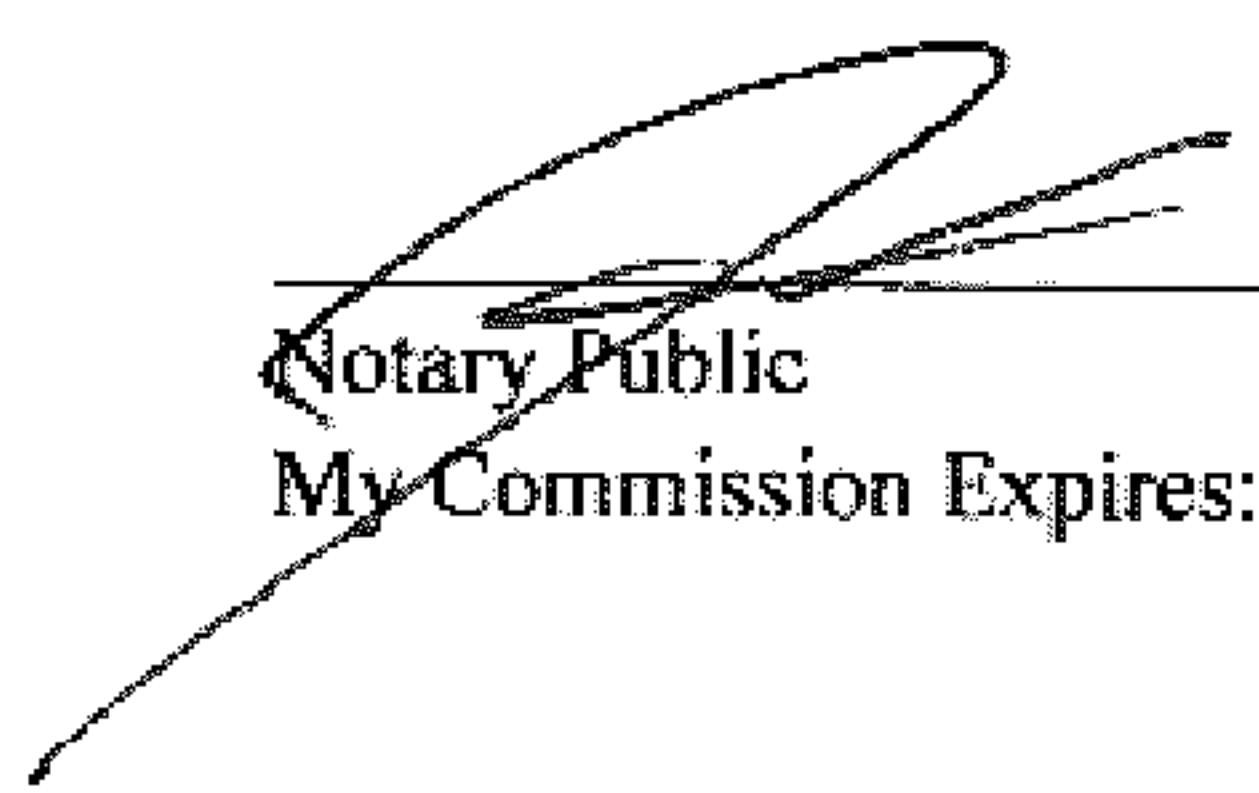

Calvin L. Brasher


Randy C. Brasher

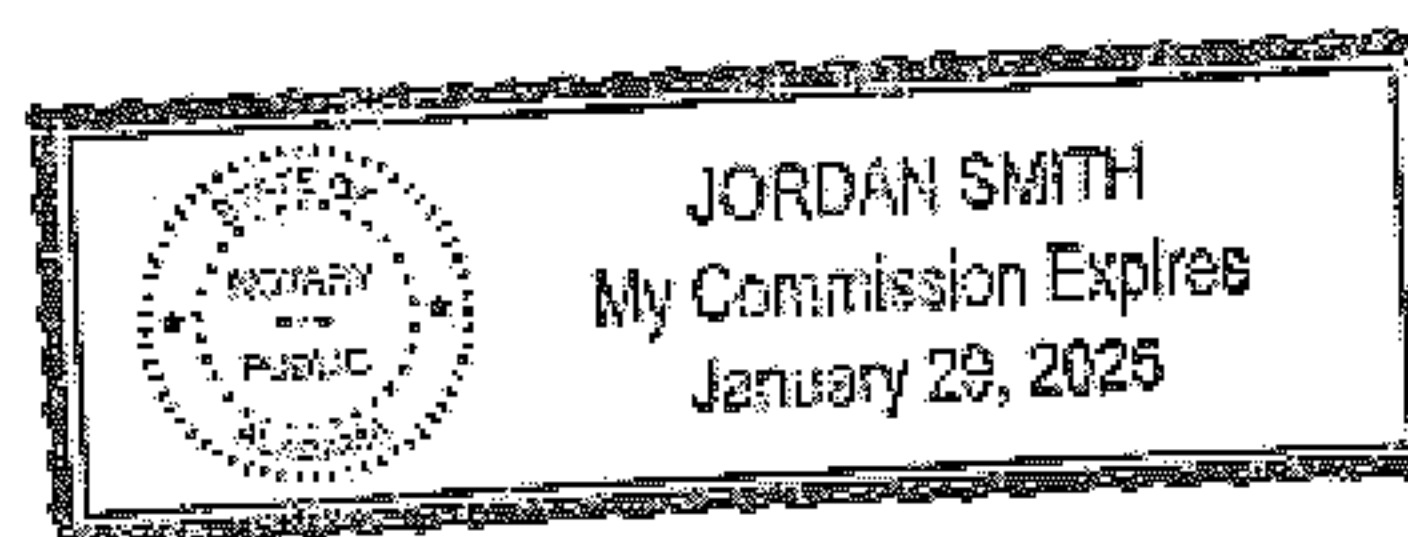
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cathy M. Hill, Connie L. Wright, Calvin L. Brasher and Randy C. Brasher whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/13/2022 11:45:25 AM
\$142.00 JOANN
20220613000234860

