

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Derick Casey Oglesby
42 Oak Trail
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Six Thousand Dollars and No Cents (\$206,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Joseph Knight and Katherine Knight, formerly known as Katherine Brown, husband and wife, whose mailing address is:

119 Stillwood Dr., Columbiana, AL 35051

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Derick Casey Oglesby, whose mailing address is: 42 Oak Trail, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **42 Oak Trail, Birmingham, AL 35242** to-wit:

Parcel 1:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence run North along the West 1/4-1/4 line 120.00 feet to the point of beginning; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.29 feet; thence turn right 43 degrees 02 minutes 04 seconds and run Northwest 10.21 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northeast 10.99 feet; thence turn right 46 degrees 57 minutes 56 seconds and run East 44.25 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 36.03 feet to a point on the West side of a county maintained road; thence turn left 90 degrees 00 minutes 00 seconds and run West along said road 41.22 feet; thence turn right 29 degrees 36 minutes 51 seconds and run Northwest along said road 64.58 feet; thence turn left 89 degrees 48 minutes 20 seconds and run Southwest 126.75 feet; thence turn left 29 degrees 56 minutes 06 seconds and run South 97.05 feet; thence turn left 90 degrees 00 minutes 32 seconds and run East 78.65 feet to the point of beginning.

Parcel 2:

Together with a parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet to the point of beginning; thence continue last course 15 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.25 feet; thence turn left 46 degrees 57 minutes 56 seconds and run Southwest 10.99 feet; thence turn left 90 degrees 00 minutes 00 seconds and run Southeast 10.21 feet; thence turn left 43 degrees 23 minutes 04 seconds and run East 44.29 feet to the point of beginning.

Parcel 3:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:
Commence at the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet to the point of beginning; thence continue last course 174.84 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 168.53 feet to the South edge of a county maintained road; thence turn left 76 degrees 52 minutes 29 seconds and run West 25.50 feet along the South edge of said road; thence turn left 13 degrees 07 minutes 31 seconds and run West 150 feet along the South edge of said road; thence turn left 90 degrees 00 minutes 00 seconds and run South 174.74 feet to the point of beginning.

EASEMENT:

Subject to an easement 10 feet wide, 5 feet on each side of the following described centerline, in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence run North along the West 1/4-1/4 line for 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 38.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 95.71 feet to the point of beginning of said centerline; thence continue last course 35 feet to the end of said centerline.

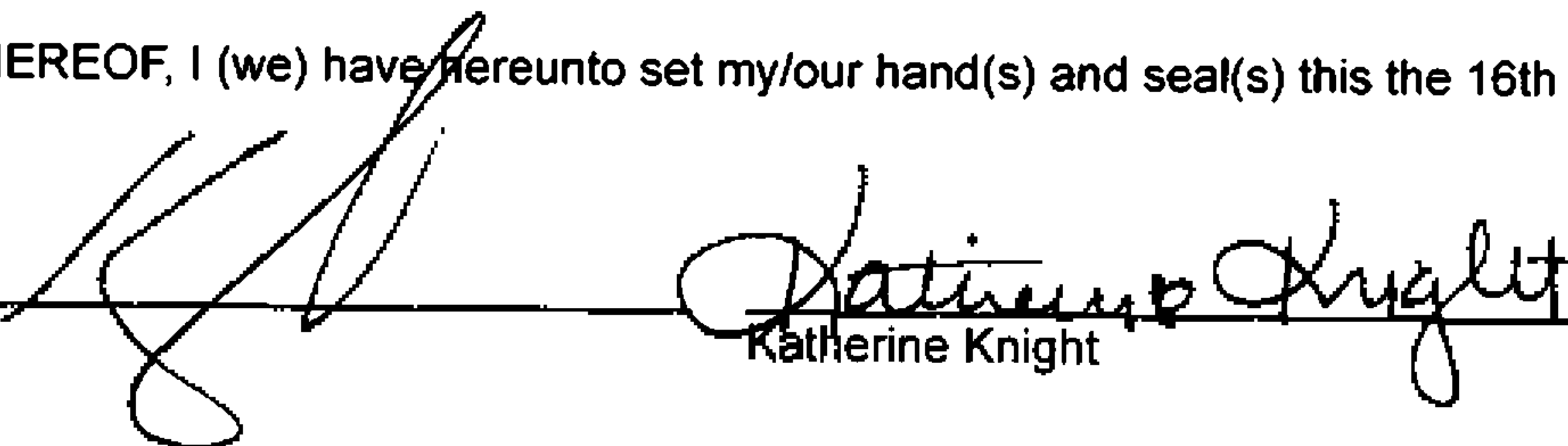
Subject to: All easements, restrictions and rights of way of record.

\$199,820.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their 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 the 16th day of June, 2022.

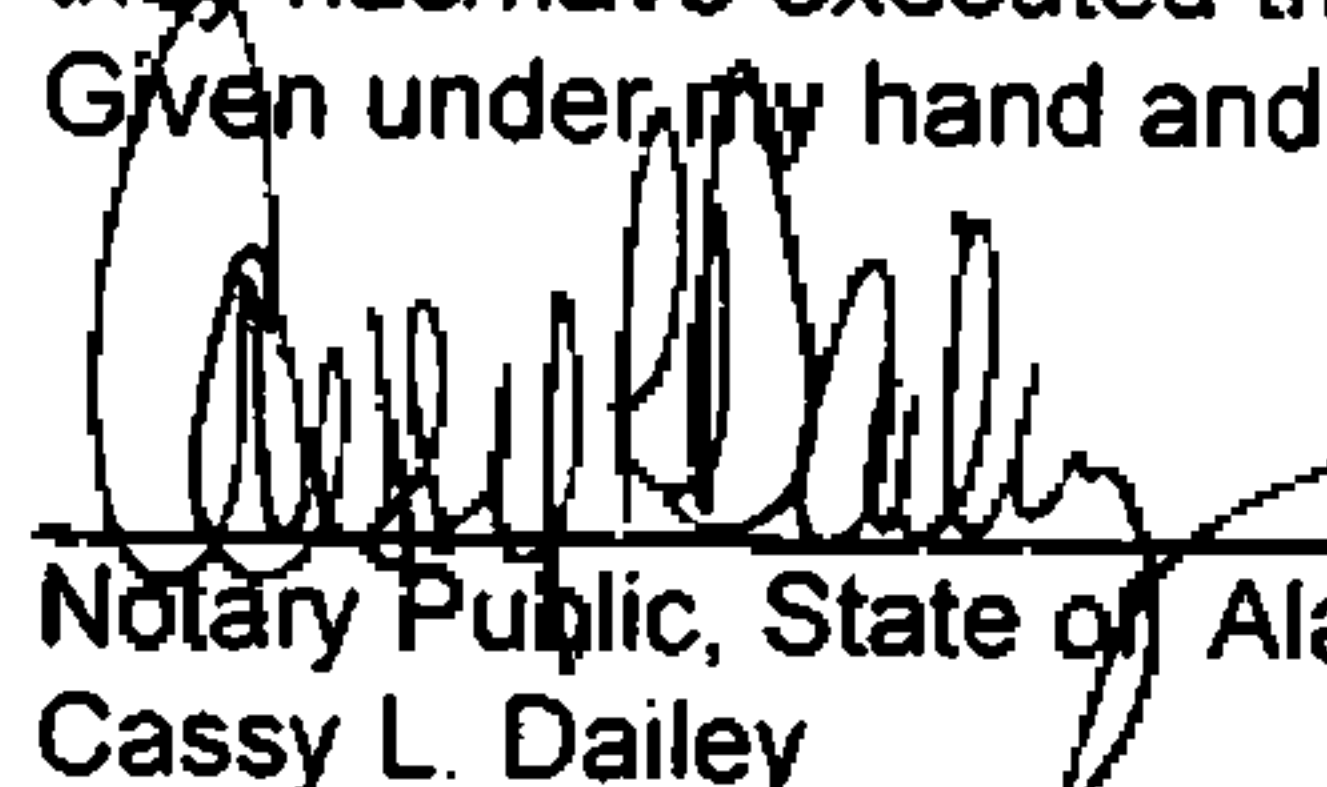
 
Joseph Knight Katherine Knight

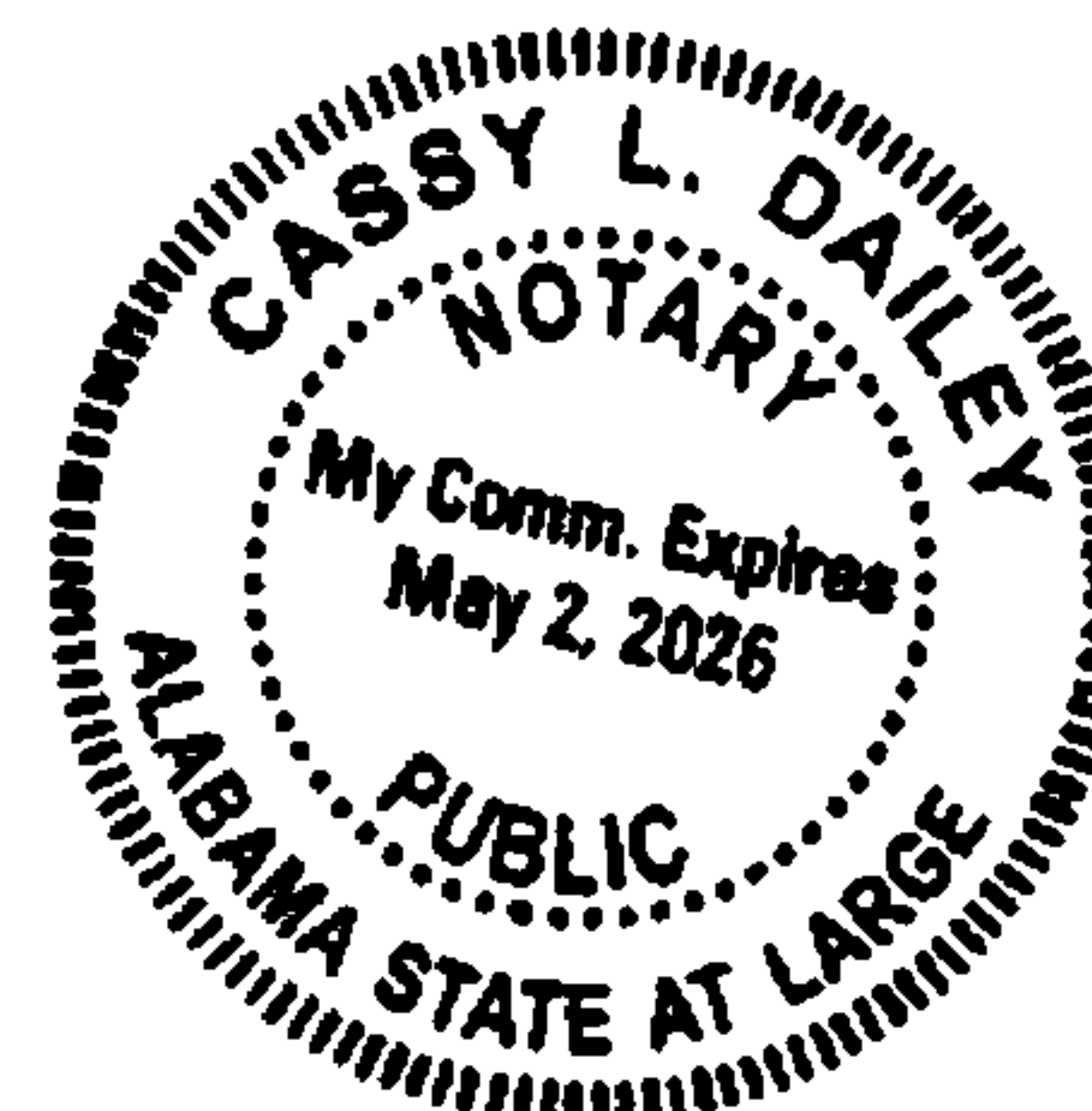
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Joseph Knight and Katherine Knight, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2022.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 02, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2022 11:14:12 AM
\$31.50 BRITTANI
20220623000251430

Alvin S. Bayl