

SEND TAX NOTICE TO:
Alexis Damara Caldwell
155 13th Street Southwest
Alabaster, AL 35007

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 FIVE THOUSAND AND 00/100 (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel WJ Young and Anna Young, a married couple**, whose address is 503 Park Terrace, Hoover, AL 35226, (hereinafter "Grantor", whether one or more), by **Alexis Damara Caldwell**, whose address is 155 13th Street Southwest, Alabaster, AL 35007, (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 **Alexis Damara Caldwell**, the following described real estate situated in Shelby County, Alabama, **the address of which is 155 13th Street Southwest, Alabaster, AL 35007 to-wit:**


SEE ATTACHED LEGAL DESCRIPTION

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.

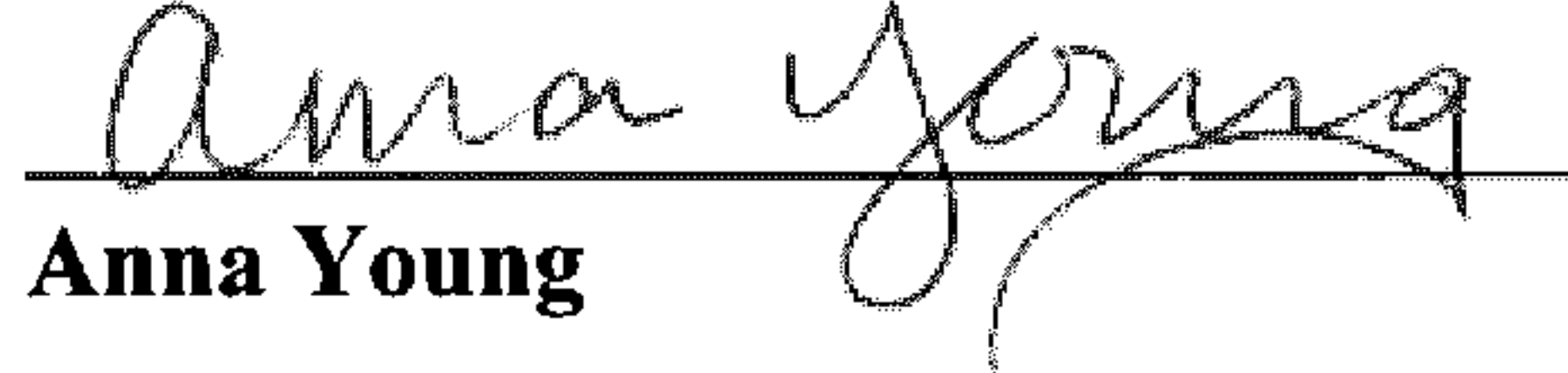
Subject to a third-party mortgage in the amount of \$205,000.00 executed and recorded simultaneously herewith.

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 15th day of July, 2022.



Daniel WJ Young




Anna Young

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel WJ Young and Anna Young 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 15th day of July, 2022.



Notary Public
My Commission Expires:

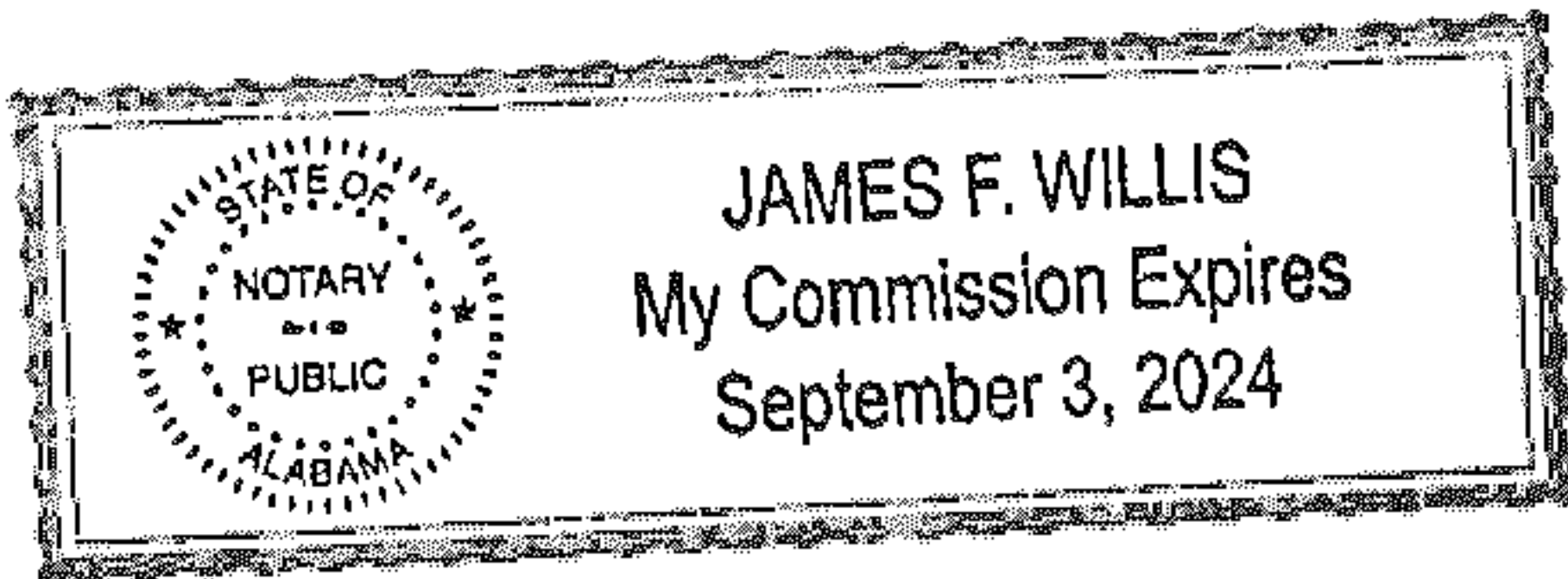
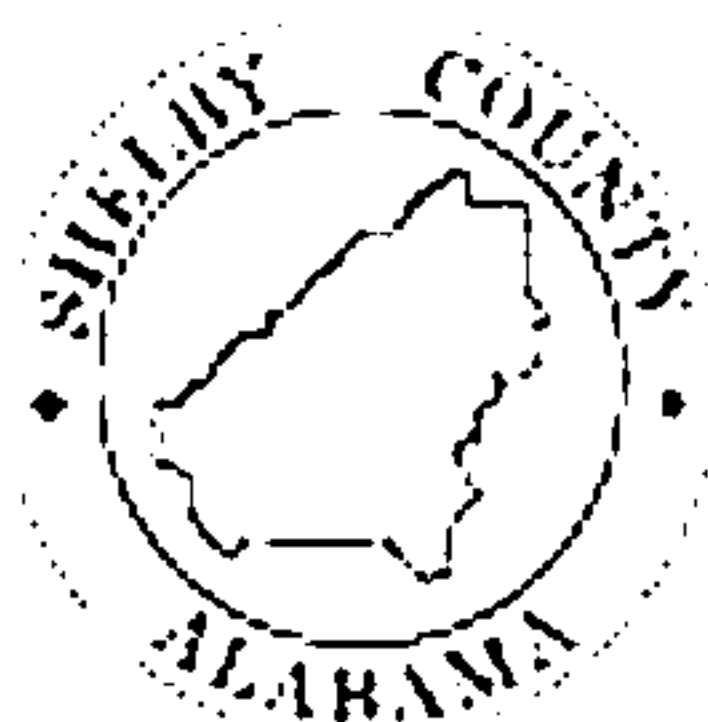


Exhibit "A"
Property Description

COMMENCE AT THE SE CORNER OF SECTION 34, TOWNSHIP 20S, RANGE 3W;
THENCE RUN WEST ALONG THE SOUTH LINE OF SECTION 34 FOR 710.67 FEET;
THENCE TURN AN ANGLE TO THE RIGHT OF 89°11'14" AND RUN NORTH FOR 144.97
FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS
OBTAINED CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 94.08 FEET;
THENCE TURN AN ANGLE TO THE RIGHT OF 78°29'38" AND RUN NE ALONG THE
SOUTH LINE OF 13TH STREET SW FOR 104.06 FEET TO THE POINT OF
COMMENCEMENT OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF
22°34'43" AND A RADIUS OF 254.56 FEET; THENCE RUN ALONG THE ARC OF SAID
CURVE FOR A DISTANCE OF 100.31 FEET; THENCE RUN ALONG THE TANGENT IF
EXTENDED TO SAID CURVE ALONG THE SOUTH LINE OF 13TH STREET SW FOR
33.75 FEET TO THE INTERSECTION OF THE WEST LINE OF ALLEN STREET; THENCE
TURN AN ANGLE TO THE RIGHT OF 135°38'55" TO THE TANGENT OF A CURVE TO
THE LEFT HAVING A CENTRAL ANGLE OF 14°37'45" AND A RADIUS OF 148.10 FEET;
THENCE RUN ALONG THE ARC OF SAID CURVE ALONG THE WEST RIGHT OF WAY
OF ALLEN STREET FOR 37.81 FEET; THENCE RUN ALONG THE TANGENT IF
EXTENDED TO SAID CURVE IN A SOUTHERLY DIRECTION ALONG THE WEST
RIGHT OF WAY FOR 111.54 FEET TO THE POINT OF COMMENCEMENT OF A CURVE
TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°51'26" AND A RADIUS OF 25.00
FEET; THENCE RUN ALONG THE ARC OF SAID CURVE ALONG THE WEST AND
NORTH RIGHT OF WAY FOR 40.90 FEET; THENCE RUN ALONG THE TANGENT IF
EXTENDED TO SAID CURVE ALONG THE NORTH RIGHT OF WAY OF ALLEN
STREET FOR 199.69 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2022 02:11:05 PM
\$29.00 MISTI
20220718000282280

Allen S. Bayl