

SEND TAX NOTICE TO:
Mason Webb and Kennedie Bass
125 Lake Lane
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 FIFTY THOUSAND AND 00/100 (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Leslie Kay Sims, an unmarried woman**, whose address is 3301 Valley Street, Guntersville, AL 35976, (hereinafter "Grantor", whether one or more), by **Mason Webb and Kennedie Bass**, whose address is 125 Lake Lane, 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 **Mason Webb and Kennedie Bass, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 125 Lake Lane, Alabaster, AL 35007 to-wit:**

A parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: COMMENCE at the Southwest corner of said 1/4-1/4 section and run thence North along the West line of said 1/4-1/4 section for a distance of 332.8 feet to 1/4" rebar found at a point on the East right of way margin of Lake Lane (40' right of way), said point being the POINT OF BEGINNING of the parcel herein described; thence continuing in a Northerly direction along the last described course and along said right of way for a distance of 100.22 feet to an iron pin set stamped "Clinkscals"; thence turn an angle to the right of 89 degrees 05 minutes 29 seconds, leaving said right of way, run in an Easterly direction for a distance of 101.67 feet to an iron pin set stamped "Clinkscals"; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Southerly direction for a distance of 100.95 feet to an iron pin set stamped "Clinkscals" thence turn an angle to the right of 90 degrees 24 minutes 34 seconds and run in a Westerly direction for a distance of 103.26 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 \$242,500.00 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.

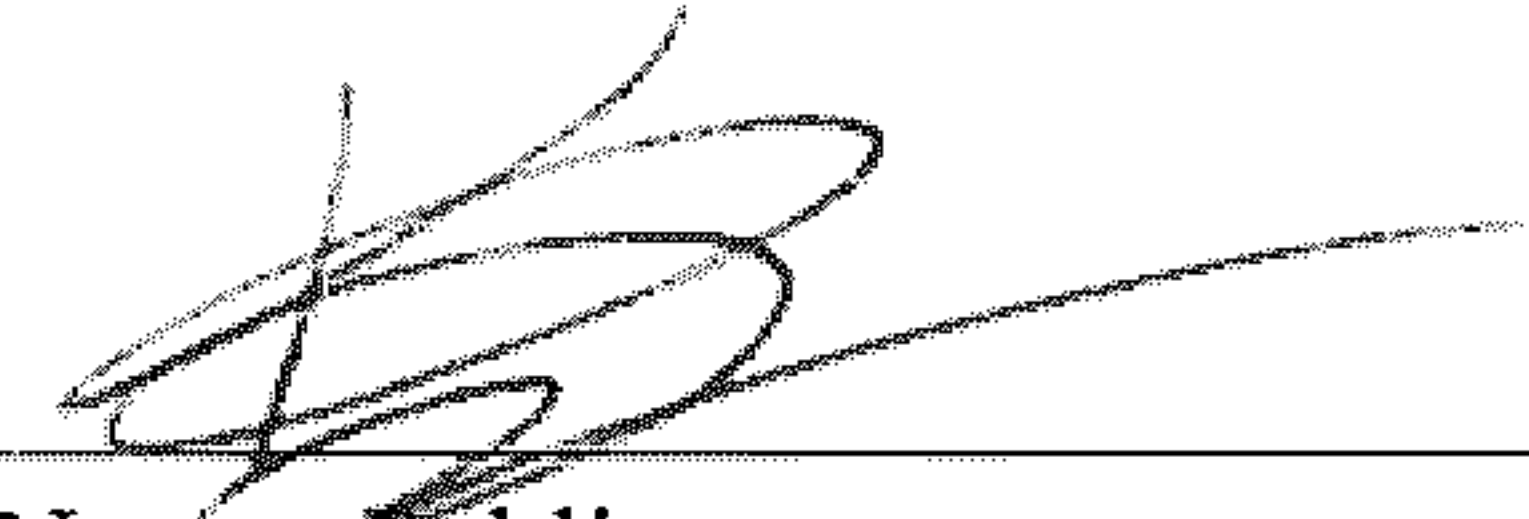
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of August, 2022.

Leslie Kay Sims by Bobby N. Davis Attorney in Fact
Leslie Kay Sims by Bobby N. Davis, Attorney-In-Fact

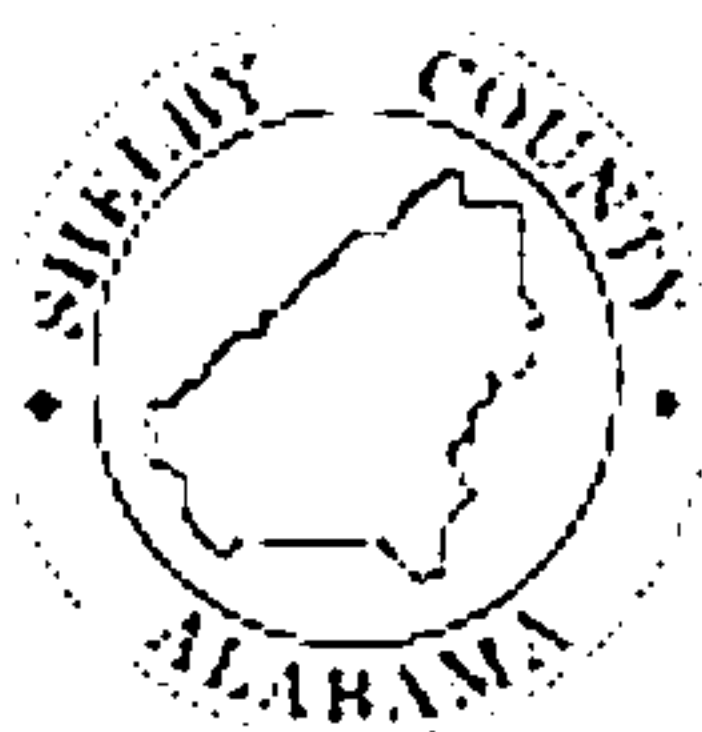
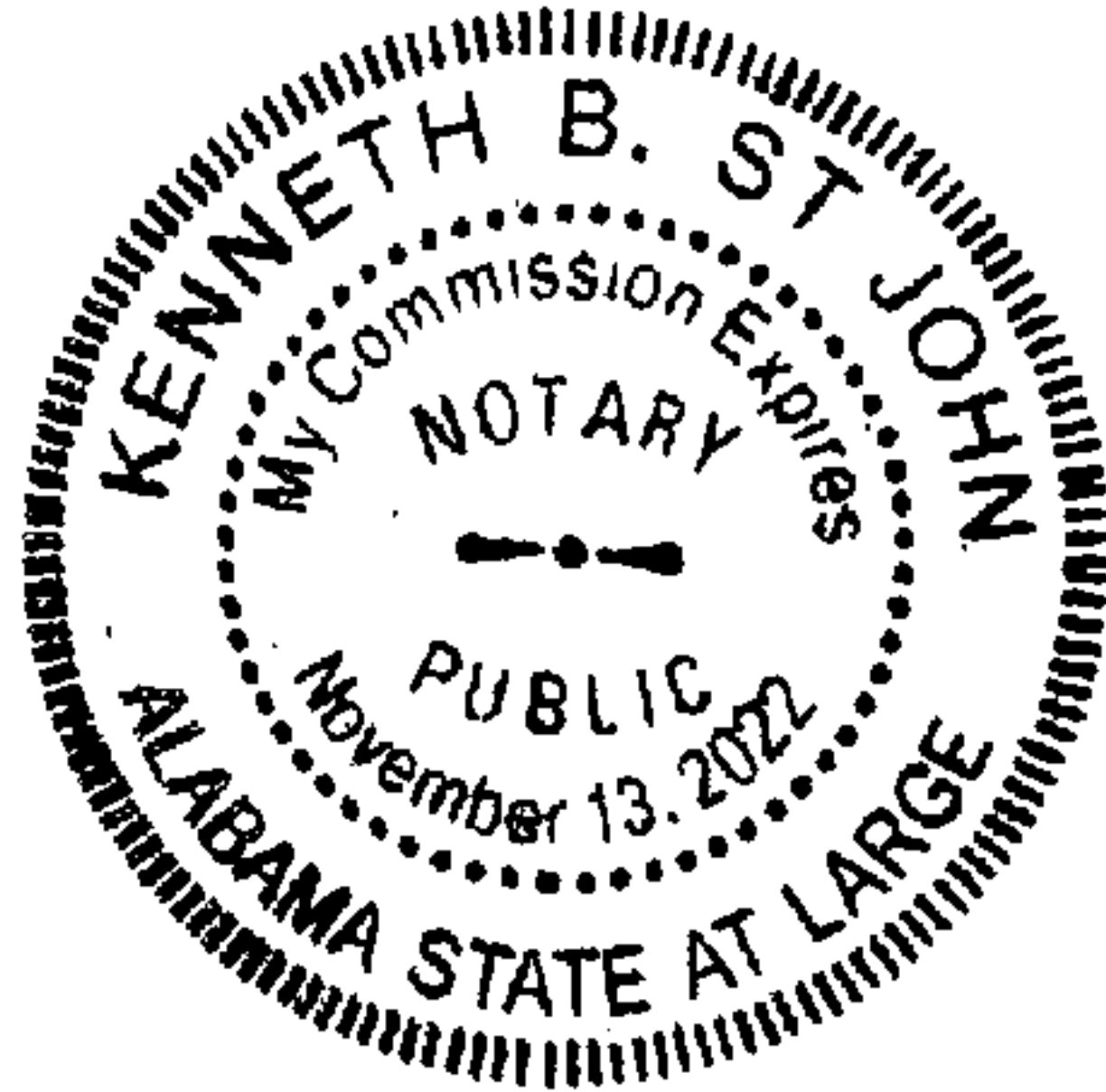
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Bobby N. Davis, whose name as Attorney-in-Fact for Leslie Kay Sims, 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, he, ^{*} as such Attorney-in-Fact for Leslie Kay Sims, and with full authority, executed the same voluntarily on the day the same bears date. * in his capacity

Given under my hand and official seal this 15th day of August, 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
08/17/2022 11:51:43 AM
\$32.50 BRITTANI
20220817000322920

Allie S. Bayl