

**SEND TAX NOTICE TO:**

Spencer Sirmon  
3496 Bearden Lane  
Helena, AL 35080  
HOV-22-6652

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 **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher Lane Bearden and Jessica E. Bearden, a married couple whose address is 112 Yorkshire Drive; Birmingham, AL 35209** (hereinafter "Grantor", whether one or more), by **Spencer Sirmon**, (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 **Spencer Sirmon**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3496 Bearden Lane, Helena, AL 35080 to-wit:**

**A Part of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West:  
Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West, being an iron found in place and being in accordance with a survey by H. Schoel, C, E., in May of 1929; thence proceed in a Southerly direction along the West boundary of said 1/4 - 1/4 section for a distance of 596.95 feet to a point being the point of beginning of the parcel of land herein described, iron pin: thence continue along the said West boundary of said 1/4 - 1/4 section for 48.15 feet to a point, iron pin; thence turn 59 deg. 03 min. to the left and run 392.46 feet to a point, iron pin; thenge turn 90 deg. to the left and run 200.00 feet to a point, iron pin; thence turn 91 deg. 47 min. 48 sec. to the left and run 286.03 feet to a point, iron pin; thence turn 85 deg, 57 mins, 22 sec, to the left and run 97.99 feet to a point, iron pin; thence turn 65 deg, 35 min. to the right 137.35 feet to the point of beginning; said parcel of land is lying in the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West; being situated in Shelby County, Alabama.**

**Road Easement: Easement consists of a parcel of land 30 feet wide commencing at the Southeast comer of above described parcel of land and running in a Northeasterly direction along the Southeast property line of said parcel (with the Southeast property line and the Southeast property line extended being the Northwest boundary of said 30 foot easement) for a distance of 951.74 feet to the point of intersection with the North boundary of aforementioned NE 1/4 of the SW 1/4; thence run in an Easterly direction along the North boundary of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, Section 2, Township 20 South, Range 3 West, (with the said North boundary of 1/4 - 1/4 sections being the North boundary of said 30 foot easement) for a distance of 1200 feet, more or less, to the point of intersection with the West right of way line of State Highway #261. Said easement is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 3 West.**

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 \$380,000.00 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 24 day of August, 2022.

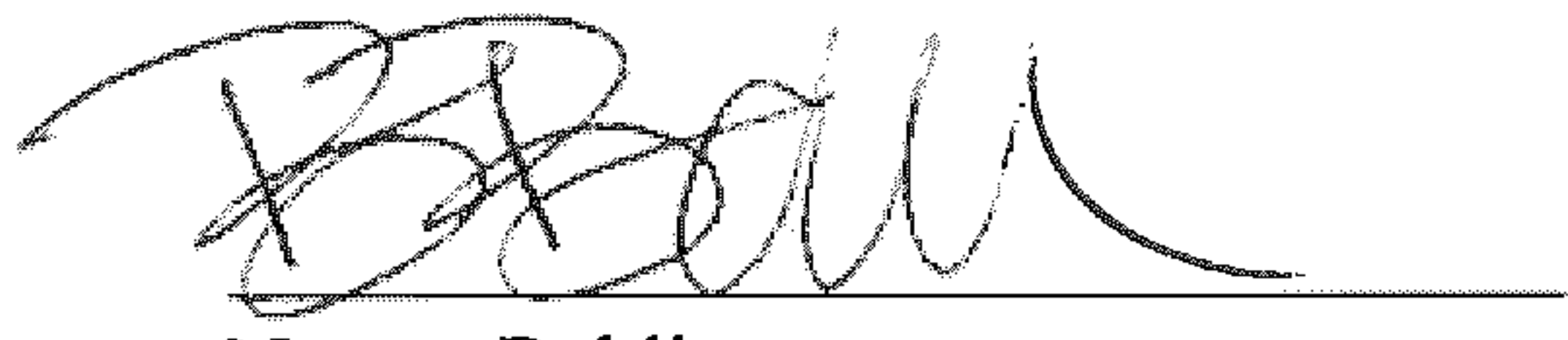
  
Christopher Lane Bearden

  
Jessica E. Bearden

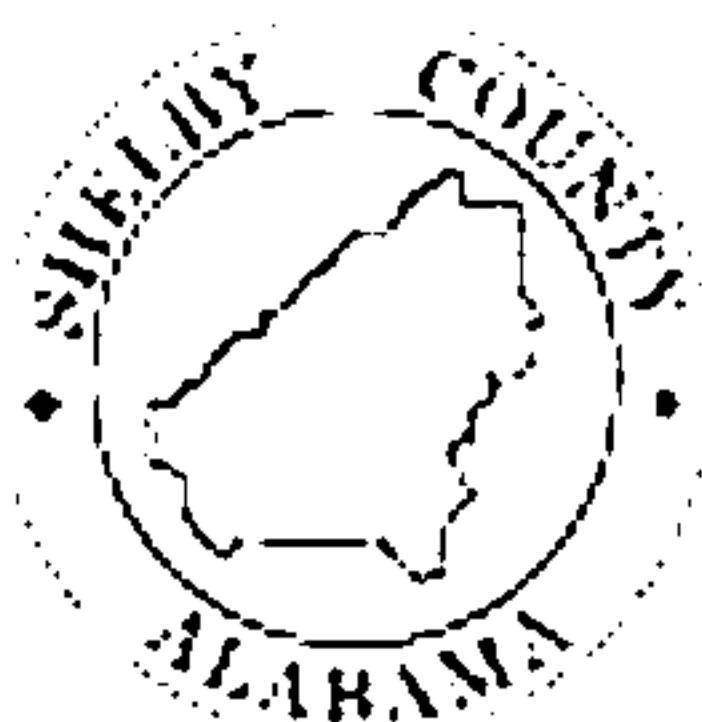
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Lane Bearden and Jessica E. Bearden 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 24 day of August, 2022.

  
Notary Public  
My Commission Expires:

BRITTANY BALL  
Notary Public, Alabama State At Large  
My Commission Expires Dec. 28, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/24/2022 11:09:02 AM  
\$45.00 BRITTANI  
20220824000331370

