

SEND TAX NOTICE TO:

Mary Burns and Joseph F. Burns

150 Oak Branch Lane
Chelsea, AL 35043

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 **FIVE HUNDRED EIGHTY TWO THOUSAND AND 00/100 (\$582,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William David Mims, Jr., an unmarried person**, whose address is 131 Walters Cove, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Mary Burns and Joseph F. Burns**, 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 **Mary Burns and Joseph F. Burns**, the following described real estate situated in Shelby County, Alabama, the address of which is **150 Oak Branch Lane, Chelsea, AL 35043** to-wit:

Parcel I:

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West; being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West; thence South 00°36'43" West a distance of 571.72 feet to the Point of Beginning; thence South 00°38'09" West a distance of 85.07 feet; thence South 69°45'33" East a distance of 434.92 feet; thence South 29°08'54" East a distance of 99.50 feet; thence North 48°43'47" East a distance of 69.63 feet; thence North 80°41'20" East a distance of 123.51 feet; thence North 29°56'08" West a distance of 145.05 feet; thence North 69°56'08" West a distance of 380.89 feet; thence North 83°57'33" West a distance of 199.63 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive easement for ingress and egress, lying 17.5 feet on each side and parallel to the centerline of which is more particularly described as follows:

Non-exclusive access easement described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West; thence South 00°36'43" West a distance of 571.72 feet; thence South 89°57'33" East a distance of 199.63 feet; thence South 69°56'08" East a distance of 380.89 feet; thence South 29°56'08" East a distance of 360.07 feet to a point; said point being a beginning of non tangent curve to the left, having a radius of 400.00 feet and a central angle of 05°32'01" and subtended by a chord which bears South 35°04'16" West and a chord distance of 38.62 feet; thence along the arc of said curve a distance of 38.63 feet to the point of beginning; thence North 29°56'08" West a distance of 11.26 feet to a point; said point being the beginning of a non tangent curve to the left having a radius of 410.00 feet, a central angle of 22°45'05" and subtended by a chord which bears South 21°39'43" West and a chord distance of 161.74 feet; thence along the arc of said curve a distance of 162.81 feet; thence South 10°57'39" West a distance of 116.99 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 110.00 feet, a central angle of 29°32'16" and subtended by a chord which bears South 03°48'29" East and a chord distance of 56.08 feet; thence along the arc of said curve a distance of 56.71 feet; thence South 18°34'37" West a distance of 75.49 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 240.00 feet, a central angle of 28°35'37" and subtended by a chord which bears South 06°42'48" East and a chord distance of 118.53 feet; thence along the arc of said curve, a distance of 119.77 feet to a point, said point lying on the Northerly right of way line of Whisenhunt Road, thence South 89°33'36" East and along said right of way a distance of 10.08 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 100.00 feet a central angle of 29°32'16" and subtended by a chord which bears North 03°48'29" West and a chord distance of 50.98 feet; thence along

the arc of said curve a distance of 51.55 feet; thence North 10°57'39" West a distance of 117.05 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 400.00 feet a central angle of 22°01'36" and subtended by a chord which bears North 21°17'28" East and a chord distance of 152.83 feet; thence along the arc of said curve a distance of 153.77 feet to the point of beginning; being situated in Shelby County, Alabama.

Non-exclusive access easement described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West, thence South 00°36'43" West a distance of 571.72 feet; thence South 00°38'09" West a distance of 85.07 feet; thence South 69°45'33" East, a distance of 434.92 feet; thence South 29°08'54" East a distance of 99.50 feet; thence South 48°43'47" West a distance of 68.98 feet; thence South 41°16'13" East a distance of 17.5 feet to the Point of Beginning is said Easement; thence North 48°43'47" East, a distance of 133.60 feet; thence North 80°41'20", East a distance of 106.38 feet; thence South 29°56'08" East a distance of 210.55 feet; to the point of ending; being situated in Shelby County, Alabama.

Parcel II:

Parcel B according to the Survey of Parcel A and B of James S. Clemmer, Jr. and Patricia Scotch Clemmer and Wayne Scotch, Jr. Property, as recorded in Map Book 38, page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, along with all the relevant easements for Ingress, egress, and utilities set out on said plat; being situated in Shelby County, Alabama.

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 \$465,600.00 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 19th day of August, 2022.

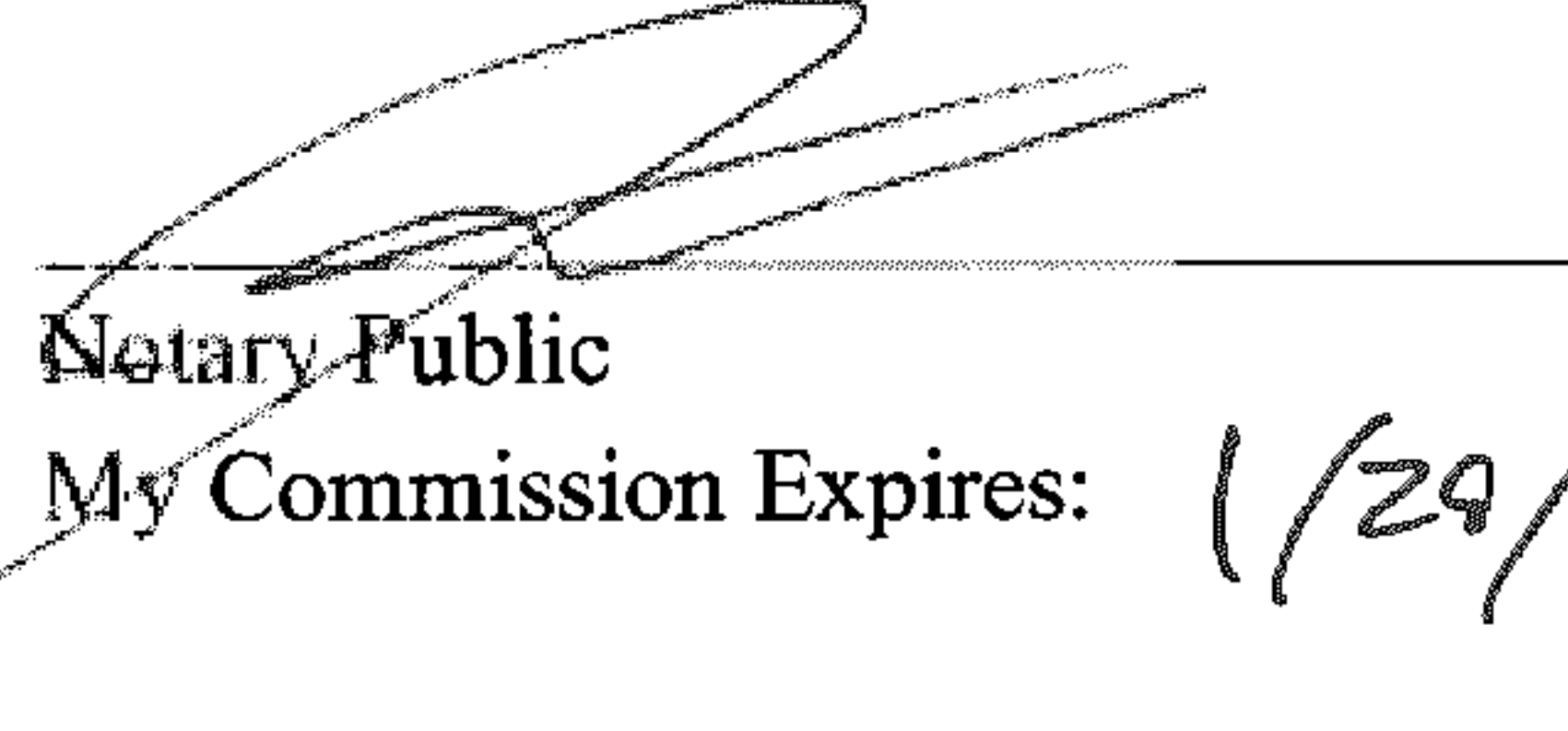


William David Mims, Jr.

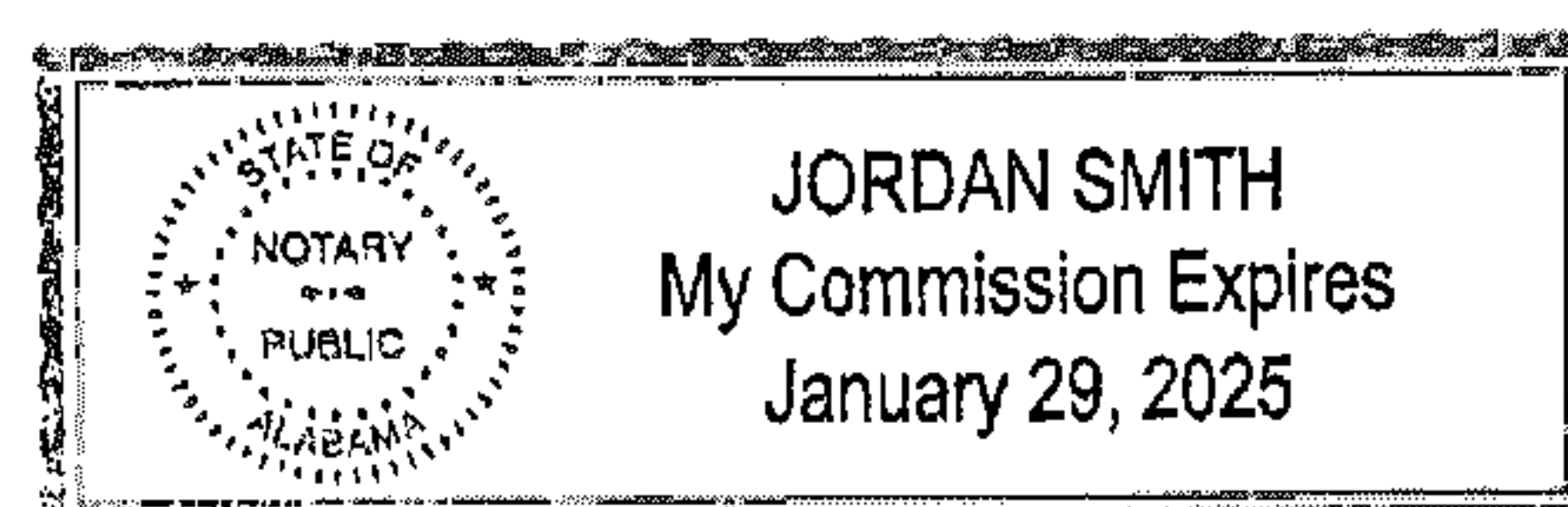
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that William David Mims, Jr. 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 19th day of August, 2022.


Notary Public

My Commission Expires: 1/29/25



File No.: CHL-22-6490



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2022 03:48:00 PM
\$141.50 BRITTANI
20220824000332230

