

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ASHLEE B. RAWLINS
11450 CHELSEA ROAD
CHELSEA, ALABAMA 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, REBECCA ANN ADAMS, a married woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto ASHLEE B. RAWLINS, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence run North along said quarter-quarter line a distance of 1287.23 feet to the point of beginning; thence continue along the last described course a distance of 68.84 feet; thence turn an angle of 89 degrees 33 minutes 10 seconds left and run a distance of 219.91 feet; thence turn an angle of 60 degrees right and run a distance of 127.00 feet; thence turn an angle of 83 degrees 53 minutes 01 seconds left and run a distance of 179.97 feet; thence turn an angle of 74 degrees 23 minutes 31 seconds left to the chord of a curve to the right and run a distance of 282.08 feet along said chord; thence turn an angle of 106 degrees 33 minutes 16 seconds left from said chord and run a distance of 290.00 feet; thence turn an angle of 05 degrees 16 minutes 26 seconds right and run a distance of 153.57 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023.
2. Restrictive Covenants, if any.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Book 113 Page 188, Book 134 Page 123 in the Probate Office.
4. Easement(s) to Alabama Power as shown and recorded in Instrument No. 20130930000391580 in the Probate Office.
5. Right(s) of Way(s) for Public Road granted to Shelby County by instrument(s) recorded in Book 135 Page 104 in the Probate Office.

6. Less and except any portion of the land lying within road right of way.

The hereinabove described real property does not constitute any part of the homestead of the hereinabove named grantor and/or her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14TH day of OCTOBER, 2022.


REBECCA ANN ADAMS (L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REBECCA ANN ADAMS, a married woman, whose name 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 she has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14TH day of OCTOBER, 2022.


Notary Public
My Commission Expires: 10/31/2023

Grantor's Name:
REBECCA ANN ADAMS
Mailing Address:
1637 LAKEWOOD DRIVE
VESTAVIA HILLS, ALABAMA 35216

Grantee's name:
ASHLEE B. RAWLINS
Mailing Address:
11450 CHELSEA ROAD
CHELSEA, ALABAMA 35043

Property Address:
11450 Chelsea Road
Chelsea, AL 35043

Date of Sale: OCTOBER 14TH, 2022
Total Purchase Price: \$200,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2022 02:15:06 PM
\$228.00 JOANN
20221018000393930

Allie S. Bayl