

THIS INSTRUMENT WAS PREPARED BY:
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

SEND TAX NOTICE TO:
Warren Harding Nicholas, III
1486 Highway 25
Montevallo, AL 35115

20221025000400100
10/25/2022 09:15:12 AM
DEEDS 1/2

State of Alabama

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§
§

Shelby County

Warranty Deed

Know All Men By These Presents:

That in consideration of **Three Hundred Sixty-Five Thousand and NO/100 Dollars (\$365,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **James H. Lee, III and Susan H. Lee, husband and wife**, whose address is **1486 Highway 25, Montevallo, AL 35115**, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **Warren Harding Nicholas, III, an unmarried man**, whose address is **367 Camden Cove Circle, Calera, AL 35040**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 17, Township 24 South, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 17 and run North 89°38'31" West (an assumed bearing) along the North line of the Southeast Quarter of said Section 17 and the North line of the Northeast Quarter of the Southwest Quarter of said Section 17 for a distance of 2872.82 feet to an iron pin set with SSI cap at the point of beginning; thence run South 45°35'34" West for a distance of 498.80 feet to an iron pin set with SSI cap; thence run North 40°03'33" West for a distance of 293.96 feet to an iron pin set with SSI cap; thence run South 51°49'52" West for a distance of 95.78 feet to an iron pin set with SSI cap; thence run North 58°52'27" West for a distance of 198.85 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of State Highway 25 being on a curve to the left having a central angle of 02°10'51", a radius of 3324.17 feet and a chord bearing of North 47°54'47" East; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast Right-of-Way line for a distance of 126.52 feet to a 1/2" rebar found on the North line of the Northeast Quarter of the Southwest Quarter of said Section 17; thence run South 89°38'31" East along the North line of said Quarter-Quarter Section for a distance of 697.17 feet to the Point of Beginning.

SOURCE OF TITLE: Instrument No. 20180108000007850

Grantors certify that the property herein being conveyed is their homestead.

ADDRESS OF PROPERTY:

1486 Highway 25
Montevallo, AL 35115

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

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

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 24th day of October, 2022.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2022 09:15:12 AM
\$390.00 JOANN
20221025000400100

Allen S. Boyd

James H. Lee, III (SEAL)
JAMES H. LEE, III
Susan H. Lee (SEAL)
SUSAN H. LEE

STATE OF ALABAMA

COUNTY OF BIBB

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§ **GENERAL ACKNOWLEDGMENT**
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The undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Lee and Susan H. Lee, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily as his own act on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2022.



Delilah Cole
Notary Public
My Commission Expires: 1/19/2023