

SEND TAX NOTICE TO:

Jan Marie Thompson
1236 Hwy 277
Helena, AL 35080

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 **ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND 00/100 (\$130,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Katlyn McCleery Lewis Cary, a married person**, whose address is 231 Garrison Rd, Gardendale, AL 35071, (hereinafter "Grantor", whether one or more), by **Jan Marie Thompson**, whose address is 1236 Hwy 277, Helena, AL 35080, (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 **Jan Marie Thompson**, the following described real estate situated in Shelby County, Alabama, the address of which is **1236 Highway 277, Helena, AL 35080** to-wit:

PARCEL 1

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, in Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence run easterly and along the South line of said Southwest Quarter of the Southeast Quarter of said Section 27 for a distance of 221.12 feet to an iron pipe found; thence with a deflection angle of 89 degrees 38 minutes 14 seconds to the left run in a Northerly direction for a distance of 444.73 feet to an iron pipe found; thence with a deflection angle of 00 degrees 04 minutes 32 seconds to the left run in a Northerly direction for a distance of 166.91 feet to a capped rebar found said point being on the South right of way margin of Highway 277; thence with a deflection angle of 00 degrees 05 minutes 16 seconds to the right run in a Northerly direction for a distance of 44.58 feet to a calculated point, said point being on the North right of way margin of county road No. 277, said point being the **POINT OF BEGINNING** of Parcel 3 herein described; thence continue on said course and run in a Northerly direction for a distance of 233.16 feet to a capped rebar set; thence with an interior angle of 90 degrees 28 minutes 32 seconds to the left, run in an Easterly direction for a distance of 221.32 feet to an iron pipe found; thence with an interior angle of 89 degrees 33 minutes 17 seconds to the left, run in a Southerly direction for a distance of 162.36 feet to a calculated point on the north right of way margin of County Road No. 277; thence with an interior angle of 107 degrees 06 minutes 24 seconds to the left, run in a Southwesterly direction and along said margin for a distance of 171.60 feet to a calculated point at the point of curvature, said curve being a curve to the left and having a radius of 452.84 feet; thence with an interior angle of 183 degrees 53 minutes 41 seconds to the left to the chord, run in a southwesterly direction and along said margin for a chord distance of 61.52 feet to the **POINT OF BEGINNING** of the parcel herein described; thus making a

closing interior angle of 68 degrees 58 minutes 06 seconds.

According to that certain survey by Kevin Douglas Hinkle, PLS Alabama License No. 24024 dated May 6, 2015.

PARCEL 2

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, in Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence run easterly and along the South line of said Southwest Quarter of the Southeast Quarter of said Section 27 for a distance of 221.12 feet to an iron pipe found; thence with a deflection angle of 89 degrees 38 minutes 14 seconds to the left run in a Northerly direction for a distance of 444.73 feet to an iron pipe found; thence with a deflection angle of 00 degrees 04 minutes 32 seconds to the left run in a Northerly direction for a distance of 166.91 feet to a capped rebar found said point being on the South right of way margin of Highway 277; thence with a deflection angle of 00 degrees 05 minutes 16 seconds to the right run in @ Northerly direction for a distance of 44.58 feet to a calculated point, thence continue in a Northerly direction and along the same course for a distance of 233.66 feet to a capped rebar set at the Southwest corner of the parcel of land described at Deed Book 349, Page 532 and recorded in the Office of the Judge of Probate for Shelby County, Alabama, said point being the POINT OF BEGINNING of Parcel 4 herein described; thence with a deflection angle of 00 degrees 03 minutes 12 seconds to the left run in a Northerly direction for a distance of 173.27 feet to an iron pipe found on the curving East right of way margin of Southerm Railroad, said curve being a curve to the left and having a radius of 3060.72 feet; thence with an interior angle of 161 degrees 21 minutes 59 seconds to the left to the chord, run in a northeasterly direction and along said margin for a chord distance of 287.37 feet to a capped rebar set; thence with an interior angle of 108 degrees 58 minutes 30 seconds to the left, run in an easterly direction for a distance of 129.70 feet to an iron pipe found; thence with an interior angle of 89 degrees 37 minutes 58 seconds to the left, run in a Southerly direction for a distance of 444.72 feet to an iron pipe found; thence with an interior angle of 90 degrees 26 minutes 53 seconds to the left, run in a westerly direction for a distance of 221.32 feet to the POINT OF BEGINNING of the parcel herein described; thus making a closing interior angle of 89 degrees 34 minutes 40 seconds.

According to that certain survey by Kevin Douglas Hinkle, PLS Alabama License No. 24024 dated May 5, 2015.

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 \$125,681.00 executed and recorded simultaneously herewith.

The above described property is not the homestead Katlyn McCleery Lewis or her spouse.

Katlyn McCleery Lewis, the grantee in deed recorded in Inst. 20201026000486600 is one and the same person as Katlyn McCleery Lewis Cary.

Subject property includes a 2021 Southern Energy manufactured home, comprised on one section with the following serial number: SRB036111AL Model: 47TRS14602AH20. Said manufactured home is permanently affixed to said real property with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

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.

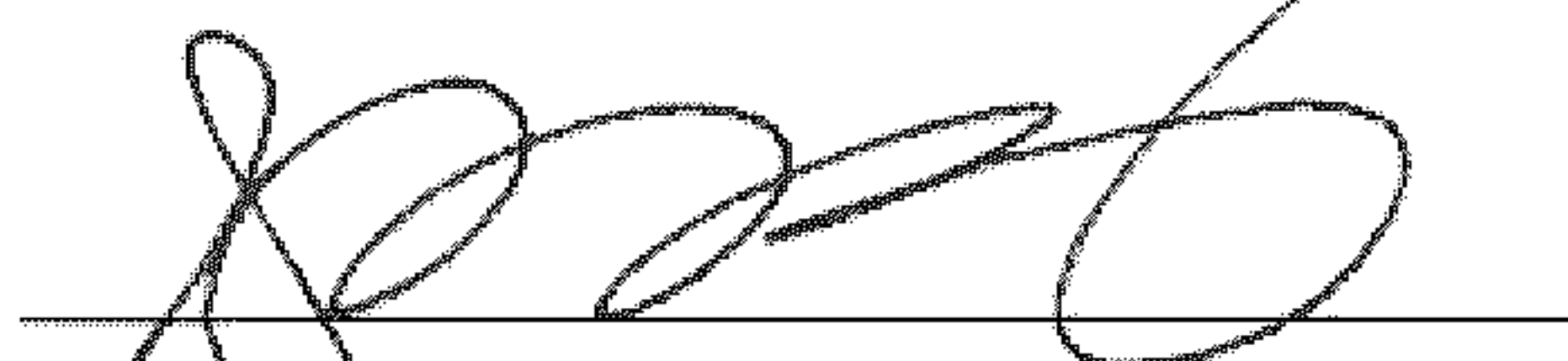
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of October, 2022.


Katlyn McCleery Lewis Cary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Katlyn McCleery Lewis Cary, a married person 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 28th day of October, 2022.


Notary Public

My Commission Expires:

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2022 12:04:15 PM
\$33.00 JOANN
20221101000409600



