

20221104000414240
11/04/2022 10:28:16 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Caytlin C. Brammer and Zachary F. Brammer
110 Carter Lane
Alabaster, AL 35007

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 **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephen Brian Chastain and Jesica Natlie Chastain, husband and wife**, whose address is 112 Carter Lane, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Caytlin C. Brammer and Zachary F. Brammer**, whose address is 110 Carter Lane, Alabaster, AL 35007, (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 **Caytlin C. Brammer and Zachary F. Brammer, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 110 Carter Lane, Alabaster, AL 35007 to-wit:**

A parcel of land in the Northwest quarter of the Southeast quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said quarter-quarter section; thence run East along the South quarter-quarter line 242.30 feet to a point in the center of an asphalt drive; thence turn left 99 degrees 35 minutes 39 seconds and run Northwest 82.54 feet to a point in the center of said asphalt drive; thence turn left 20 degrees 35 minutes 41 seconds and run Northwest 61.64 feet to a point in the center of said asphalt drive and the Point of Beginning; thence turn left 20 degrees 35 minutes 31 seconds and run Northwest 66.78 feet; thence turn right 97 degrees 55 minutes 34 seconds and run Northeast 389.50 feet to a point on a fence line; thence turn right 102 degrees 04 minutes 00 seconds and run Southeast 268.40 feet along said fence to a corner marked by a metal handle garden hoe; thence turn right 109 degrees 08 minutes 00 seconds and run Southwest 379.00 feet to the point of beginning.

SUBJECT TO AND BENEFITING from an easement for ingress and egress, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Southwest corner of said quarter- quarter section; thence run East along the South quarter-quarter line 242.30 feet to a point in the center of an asphalt drive and the BEGINNING OF SAID CENTERLINE: Thence turn left 99 degrees 35 minutes 39 seconds and run Northwest 82.54 feet to a point in the center of said asphalt drive; thence turn left 20 degrees 35 minutes 41 seconds and run Northwest 61.64 feet to a point in the center of said asphalt drive and the END OF SAID CENTERLINE.

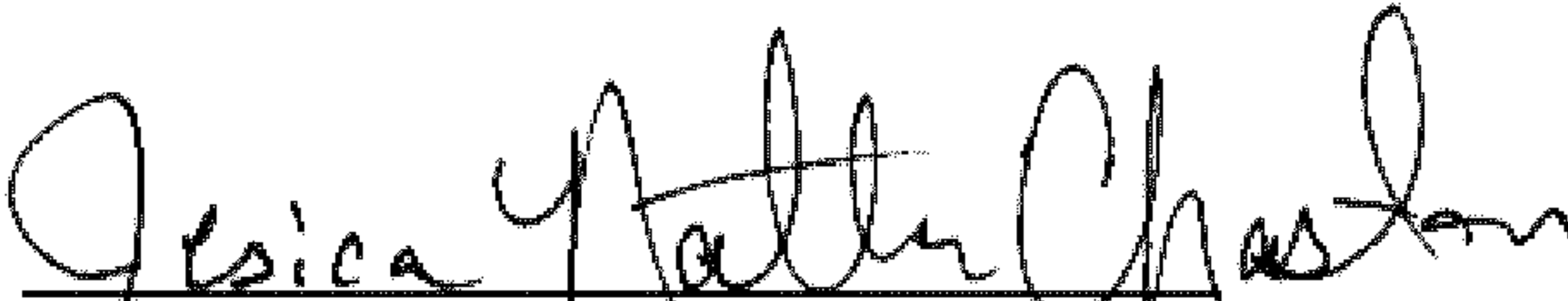
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$297,000.00 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 3rd day of November, 2022.


Stephen Brian Chastain


Jessica Natlie Chastain

STATE OF ALABAMA
COUNTY OF SHELBY




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2022 10:28:16 AM
\$58.00 PAYGE
20221104000414240

Alicia S. Boyd

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen Brian Chastain and Jessica Natlie Chastain whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2022.


Notary Public
Print Name: *Kenneth B. St. John*
My Commission Expires: *10/13/2026*

