

20221107000415320
11/07/2022 08:39:59 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Jesica Natlie Chastain and Stephen Brian Chastain
112 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 TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$325,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patricia Hackler, an unmarried woman**, whose address is 902 Inverness Cliffs Drive, Hoover, AL 35242, (hereinafter "Grantor", whether one or more), by **Jesica Natlie Chastain and Stephen Brian Chastain**, whose address is 112 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 **Jesica Natlie Chastain and Stephen Brian Chastain, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **112 Carter Lane, Alabaster, AL 35007 to-wit:**

A parcel of land situated in the South ½ of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the SE 1/4; thence N 10°11'23" E, a distance of 305.49 to a point lying in the approximate centerline of a 12' asphalt road, said point also being the POINT OF BEGINNING; thence N 52°29'03" E and leaving said road, a distance of 485.19 (Meas) 487.80 (Deed); thence N 19°15'53" W, a distance of 57.88' ; thence N 87°36'54" W, a distance of 433.12'; thence S 09°25'50" W, a distance of 278.93' to a point ; said point lying in the approximate centerline of a 12' asphalt road, thence S 50°28'35" E and along said centerline, a distance of 146.10' to the POINT OF BEGINNING.

Subject to and benefiting from a 30' ingress/egress, utility and drainage easement lying parallel with and 15' on each side of the centerline of the 12' asphalt road.

Also:

A parcel of land lying and being situated in the NW 1/4 of the SE 1/4, Section 14, Township 21 South, Range 3 West, Shelby County, Alabama.

From the SW corner of the NW 1/4-SE 1/4, Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, run East along the 1/4-1/4 line 243 feet to a point in the center of an asphalt drive; thence run North 01 degrees 05 minutes West 143.7 feet to a point in the center of said drive; thence run North 43 degrees 04 minutes West 66.8 feet to a point in the center of said drive and the beginning point of subject parcel of land; from said point, run North 46 degrees 07 minutes West 175 feet to a point in the center of said drive; thence run North 53 degrees 10 minutes East 487.8 feet to a fence; thence run along said fence South 18 degrees 00 minutes East 222.9 feet; thence run South 58 degrees 48 minutes West 389.5 feet, back to the beginning point.

Also, an easement for ingress and egress more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run thence East along the South line of said 1/4-1/4 a distance of 243.0 feet to a point in the centerline of an existing County Road at the end of same; thence run North 1 degree 05 minutes West along centerline of an existing drive a distance of 143.70 feet to a point; thence run along same said centerline of same driveway North 43 degrees 04 minutes West a distance of 66.80 feet; thence run along same said centerline North 46 degrees 07 minutes West 175 feet to the end of said easement. Easement being 15 feet on either side of just described centerline or 30 feet total width. Being situated in Shelby County, Alabama.

Parcel ID # 23-6-14-4-001-003.003

Patricia Hackler is the surviving grantee of those certain deeds recorded in Inst. # 2001-34521 and recorded in Book 284 Page 460, in the Probate Office of Shelby County, Alabama; the other grantee, Jerry Hackler, having died on or about the 24th day of October, 2017.

Patricia Hackler is one and the same person as Patricia A. Hackler.

Jerry Hackler is one and the same person as Jerry J. Hackler and Jerry Jack Hackler.

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 \$235,000.00 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 4th day of November, 2022.

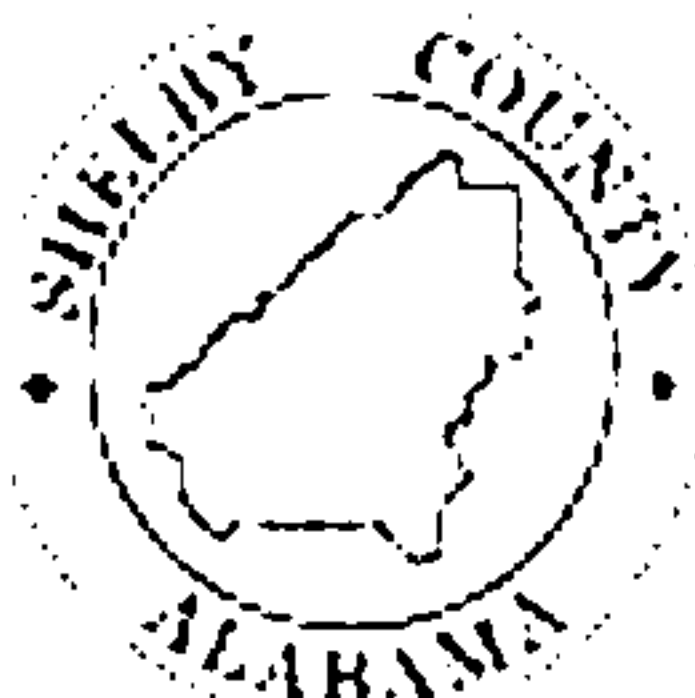
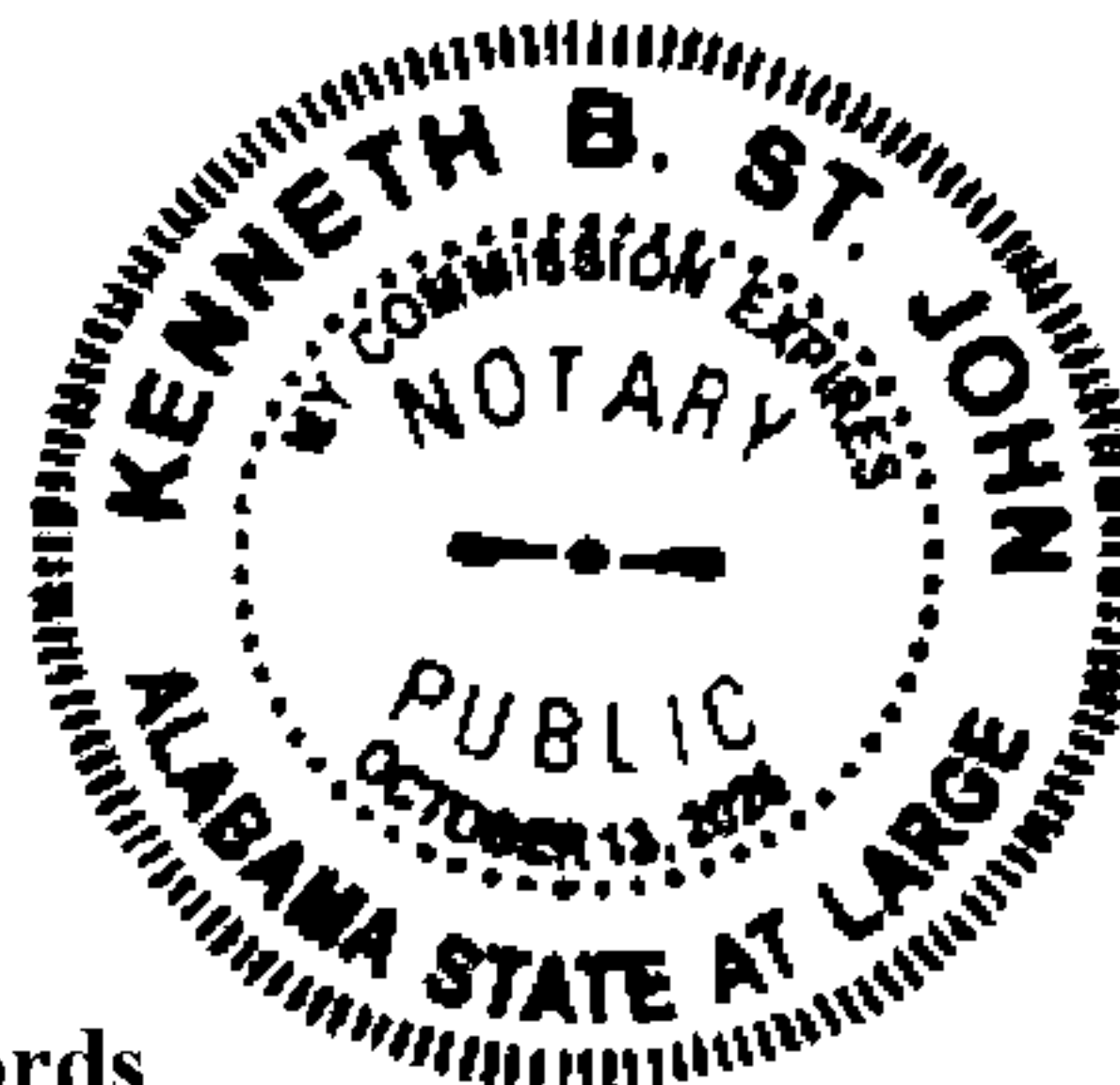

Patricia Hackler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Patricia Hackler** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2022.


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



File 1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2022 08:39:59 AM
\$118.00 JOANN
20221107000415320

Allen S. Bayl