

20221109000419210
11/09/2022 02:47:13 PM

Send tax notice to:
VAN CLAYTON
6244 CAHABA VALLEY ROAD
BIRMINGHAM, AL, 35242

This instrument prepared by:
DEEDS 1/3
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022551

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DANIEL ALEXANDER NESMITH, A SINGLE INDIVIDUAL**, whose mailing address is 1085 BELVEDERE CV, BIRMINGHAM, AL 35242 and **WENDY ELIZABETH NESMITH, A SINGLE INDIVIDUAL**, whose mailing address is 33520 Sunny Meadows Ct, Birmingham AL 35242 (hereinafter referred to as "Grantors") by **VAN CLAYTON and MEAGAN CLAYTON** whose property address is: **6244 CAHABA VALLEY ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right of way.


\$648,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 8 day of November, 2022.


DANIEL ALEXANDER NESMITH


WENDY ELIZABETH NESMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL ALEXANDER NESMITH and WENDY ELIZABETH NESMITH whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of November, 2022.

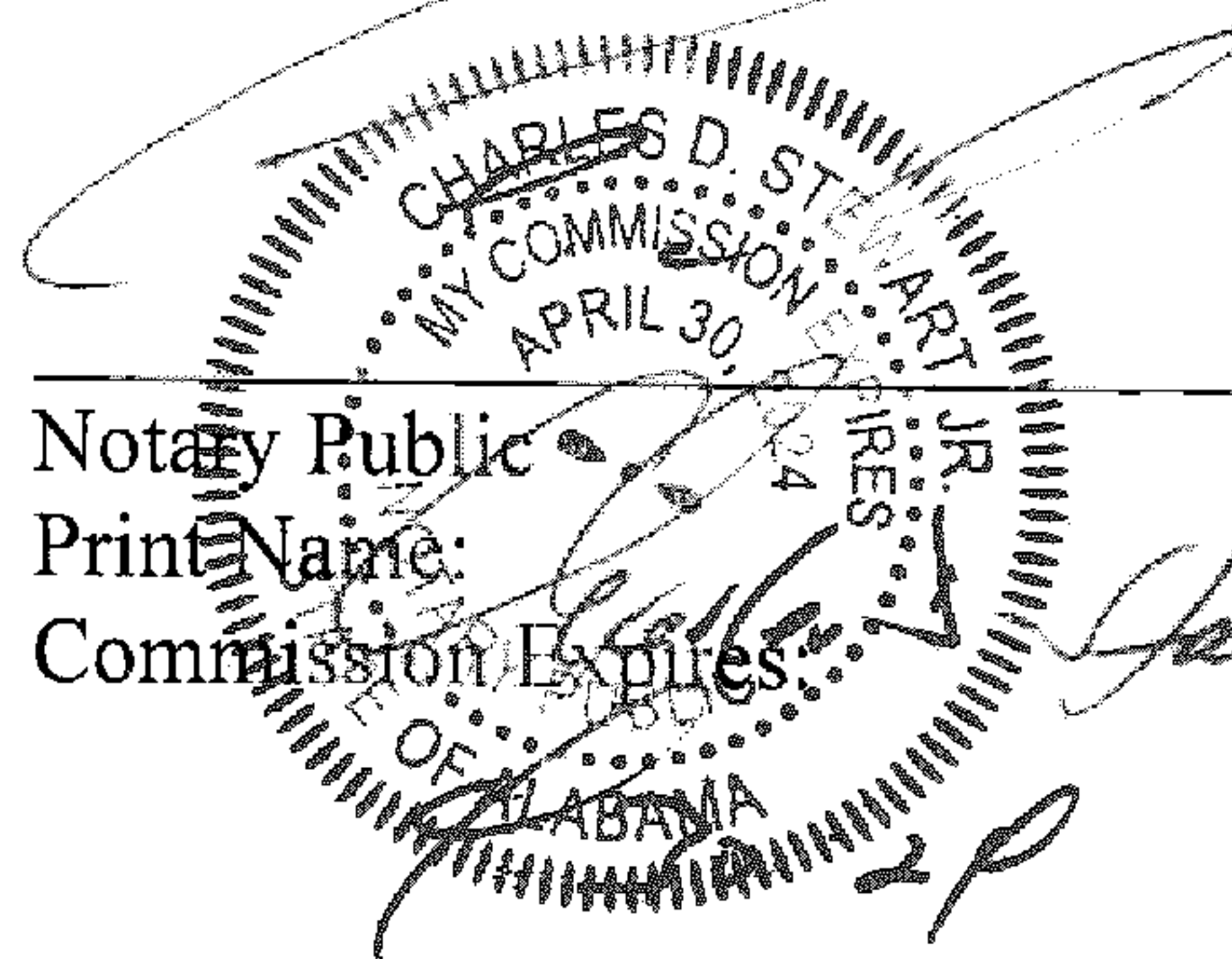

Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2024

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Southeast quarter of Section 12, Township 19 south, Range 2 West, and in the Northwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast Corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Tp 19 S, R 2 W thence run West along the North line thereof for a distance of 498.97 feet to the NE corner of Lot 8, Block 1, Broken Bow subdivision, as recorded in Map Book 7, Page 145 in the Probate Office of Shelby County; thence turn an angle to the left of 104 degrees 58 minutes 09 seconds and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 138.62 feet (measured 138.65 feet); thence turn an angle to the left of 28 degrees 19 minutes 29 seconds (measured 28 degrees 19 minutes 30 seconds) and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 188.45 feet (measured 188.38 feet); thence turn an angle to the left of 24 degrees 16 minutes 04 seconds (measured 24 degrees 14 minutes 14 seconds) and run in a Southeasterly direction for a distance of 183 feet (measured 182.84 feet) thence turn an angle to the right of 18 degrees 26 minutes 04 seconds (measures 18 degrees 25 minutes 30 seconds) and run in a Southeasterly direction for a distance of 309 feet (measured 308.93 feet); thence turn an angle to the right of 28 degrees 06 minutes 23 seconds and run in a Southeasterly direction for a distance of 140.68 feet; thence turn an angle to the left of 27 degrees 30 minutes 16 seconds and run in a Southeasterly direction for a distance of 31.04 feet to the Northwest right-of-way line of Cahaba Valley Road; thence turn an angle to the left of 90 degrees (measured 89 degrees 58 minutes) and run in a Northeasterly direction along said right-of-way line for 233.37 feet (measured 233.21 feet); thence turn an angle to the left of 90 degrees (measured 89 degrees 47 minutes 22 seconds) and run in a Northwesterly direction for a distance of 310.27 feet (measured 310.52 feet); to the beginning of a curve to the left having a central angle of 21 degrees 55 minutes 32 seconds and a radius of 130.67 feet; thence run a Northwesterly direction along the arc of said curve for a distance of 50.00 feet; thence turn an angle to the left from tangent of 68 degrees 31 minutes 44 seconds and run in a Southwesterly direction for a distance of 33.06 feet; thence turn an angle to the right of 88 degrees 57 minutes and run in a Northwesterly direction for a distance of 50.50 feet; thence turn an angle to the left of 40 degrees 17 minutes and run in a Westerly direction for a distance of 54.60 feet; thence turn an angle to the right of 131 degrees 51 minutes 48 seconds and run in a Northeasterly direction for a distance of 388.12 feet to the North boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7, Tp 19 S, R 1W; thence turn an angle to the left of 134 degrees 47 minutes 56 seconds and run in a Westerly direction along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 166.31 feet (measured 166.42) to the point of beginning.

Together with an undivided one-half interest in that certain easement recorded in Real 348, Page 869 and more particularly described as follows:

Description of a 20 foot wide easement for ingress and egress situated in the northeast quarter of the southeast quarter of Section 12, Township 18 South, Range 2 West, Shelby County, Alabama, which lies 10 feet to either side of a centerline which is more particularly described as follows: From the easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7, Page 245, run thence along the southeast line of Lots 5 and 6 of Block 1 in a northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a southeasterly direction of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a southeasterly direction for a distance of 107.21 feet to the point of beginning of the centerline herein described; thence turn an angle of 59 degrees 31 minutes 32 seconds to the right and run southeast for a distance of 187.99 feet; thence turn an angle of 28 degrees 06 minutes 23 seconds to the right and run southwest for a distance of 140.62 feet; thence turn an angle of 27 degrees 30 minutes 16 seconds to the left and run south for a distance of 33.49 feet more or less, to the northwest right of way line of Alabama Highway #119.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2022 02:47:13 PM
\$180.00 BRITTANI
20221109000419210

Amended