

20221202000439470
12/02/2022 10:42:00 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Eric Allan Lund
2246 Highway 39
Chelsea, AL 35043

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 **NINE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$915,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joseph Williams and Kayla C. Williams, a married couple**, whose address is 980 Highway 69, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Eric Allan Lund**, whose address is 2246 Highway 39, Chelsea, AL 35043, (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 **Eric Allan Lund**, the following described real estate situated in Shelby County, Alabama, the address of which is **2246 Highway 39, Chelsea, AL 35043 to-wit:**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA, SAID POINT BEING A FOUND 1" OPEN TOP PIPE; THENCE RUN N 00°04'00" W ALONG THE WEST LINE OF SAID 1/4 - 1/4 A DISTANCE OF 1714.55 FEET THE SOUTHWEST CORNER OF LOT 31 OF YELLOWLEAF RIDGE ESTATES AS RECORDED IN MAP BOOK 18, PAGE 127, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY ALABAMA; THENCE LEAVING SAID WEST LINE, THEN RUN S 86°41'20" E ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 418.62 FEET TO A POINT ON THE SOUTH LINE OF LOT 32A OF A RESUBDIVISION OF LOT 32 YELLOWLEAF RIDGE ESTATES AND ACREAGE AS RECORDED MAP BOOK 21, PAGE 24, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN S 00°11'57" E A DISTANCE OF 38.51 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING THE SOUTHWEST CORNER OF LOT B OF SAID MAP BOOK AND PAGE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE RUN S 44°13'38" E ALONG THE SOUTHWESTERN LINE OF LOT B AND LOT C OF SAID MAP BOOK AND PAGE A DISTANCE OF 305.26 FEET TO A FOUND 1" OPEN TOP PIPE BEING THE SOUTHEAST CORNER OF LOT C AND THE SOUTHWEST CORNER OF LOT 33A OF A RESURVEY OF LOT 33 YELLOWLEAF RIDGE ESTATES AS RECORDED IN MAP BOOK 20 PAGE 95 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN N 52°50'03" E A DISTANCE OF 185.08 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE WESTERN MOST CORNER OF LOT 35A OF A RESURVEY OF LOT 35, YELLOWLEAF RIDGE ESTATES AS RECORDED IN MAP BOOK 22 PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN S 31°41'16" E A DISTANCE OF 135.00 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE SOUTHERN MOST CORNER OF

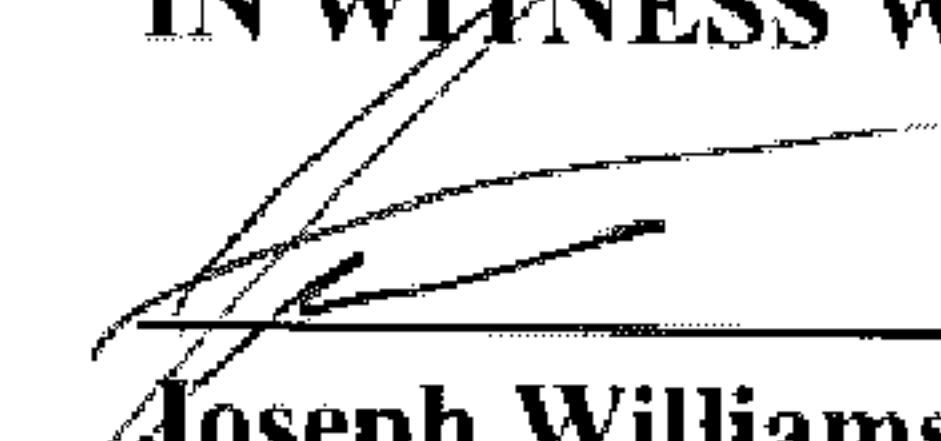
LOT 35A; THENCE RUN S 59°56'05" W A DISTANCE OF 43.54 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 40°02'14" E A DISTANCE OF 222.91 FEET TO A FOUND 5/8" REBAR ON THE NORTHWESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 39 (80' R.O.W.); THENCE RUN S 50°27'33" W ALONG SAID NORTHWESTERLY RIGHT OF WAY FOR A DISTANCE OF 229.40 FEET TO A FOUND 1/2" REBAR, SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS 640.00 FEET, A DELTA ANGLE OF 5°41'44", A CHORD DISTANCE OF 63.59 FEET, AND A CHORD BEARING OF S 47°36'41" E; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 63.62 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY RUN N 44°55'33" W A DISTANCE OF 442.66 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE N 00°06'34" W A DISTANCE OF 289.78 FEET TO THE POINT OF BEGINNING.

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 \$748,000.00 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 1st day of December, 2022.



Joseph Williams

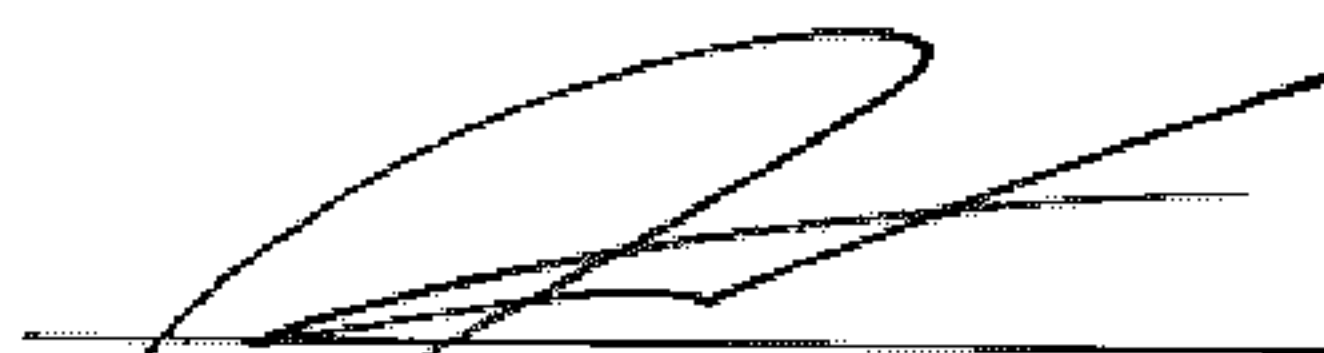


Kayla C. Williams

STATE OF ALABAMA
COUNTY OF SHELBY

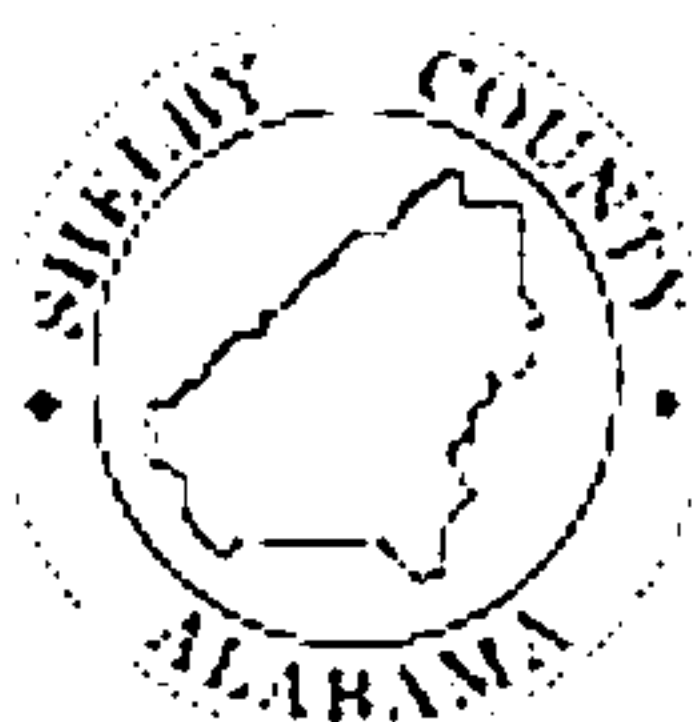
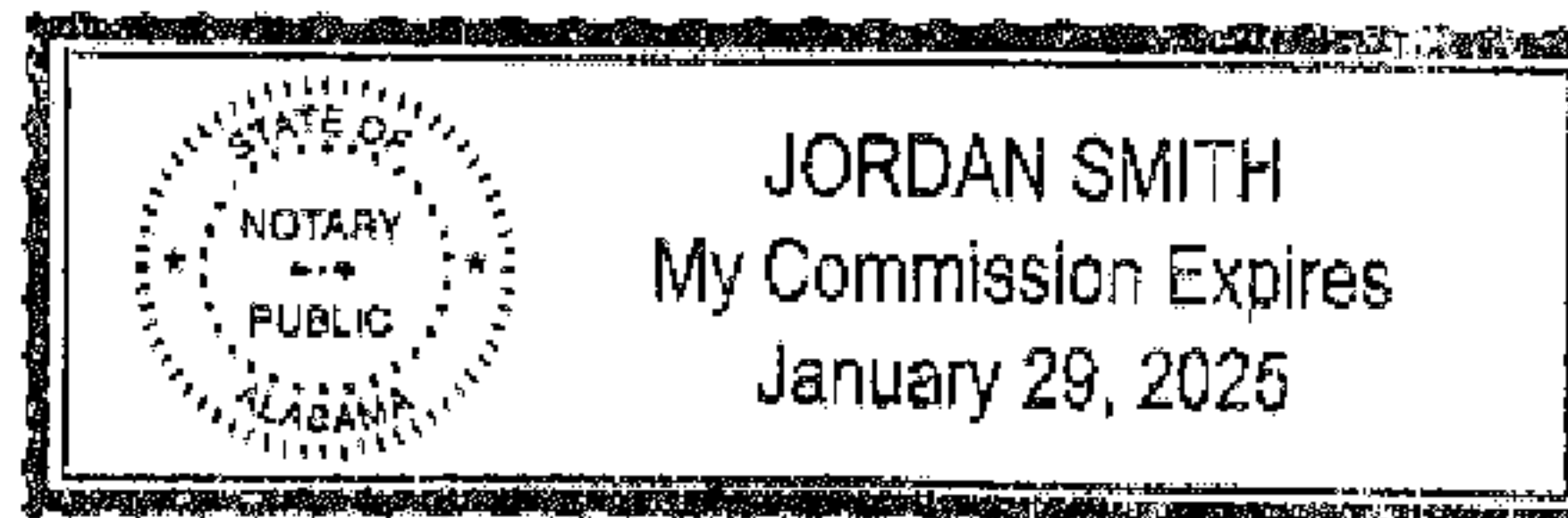
I, the undersigned Notary Public in and for said County and State, hereby certify that Joseph Williams and Kayla C. Williams whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2022.



Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2022 10:42:00 AM
\$943.00 JOANN
20221202000439470

