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12/09/2022 01:55:10 PM
DEEDS 1/3

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Valyn Anglin
6016 Smokey Rd
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Levi Conn and Taelar Holland, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Valyn Anglin** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 22, Range 2 West; being more particularly described as follows:

Commence at a fence intersection accepted as the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed South 01 deg. 24 min. 40 sec. West along the West boundary of said 1/4 - 1/4 section for a distance of 205.27 feet to a 2 inch open top pipe in place; thence proceed South 01 deg. 03 min. 03 sec. West along the West boundary of said 1/4 - 1/4 section for a distance of 191.93 feet to a 3/4 inch rebar in place said point being the point of beginning; from this beginning point thence proceed South 84 deg. 44 min. 02 sec. East for a distance of 521.35 feet to a 3/4 inch rebar in place being located on the Westerly right of way of Shelby County Highway No. 12; thence proceed South 02 deg. 20 min. 35 sec. West along the Westerly right of way of said road for a distance of 265.56 feet; thence proceed north 84 deg. 46 min 36 sec. West for a distance of 518.54 feet to a open top pipe in place; thence proceed North 01 deg. 44 min. 36 sec. East along the West boundary of said 1/4 - 1/4 section for a distance of 266.11 feet to the point of beginning; the above described land is located in the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama.

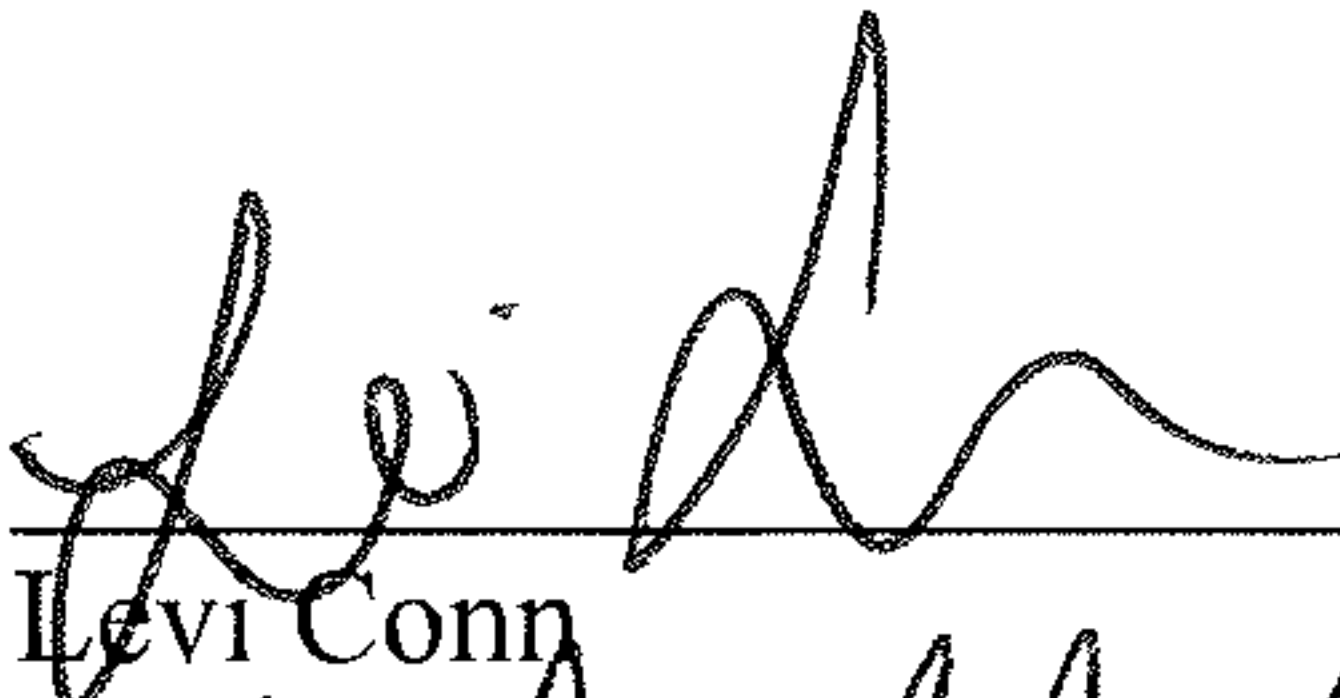
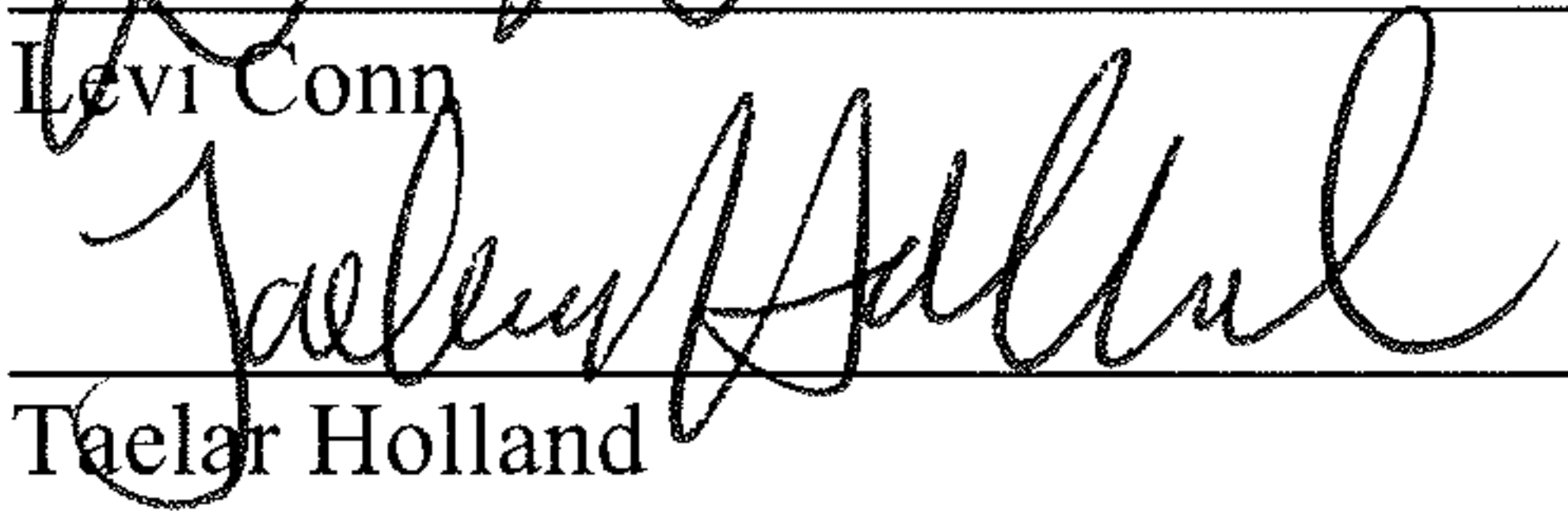
SUBJECT TO ALL MATTERS OF RECORD

\$276,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of December, 2022.


Levi Conn

Taelar Holland

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Levi Conn and Taelar Holland** 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 9th day of December, 2022.


Notary Public

My Commission Expires: 05/25/2025



