

SEND TAX NOTICE TO:

Margaret K. Parrish
637 Highway 337
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 **FIVE HUNDRED AND NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$597,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elizabeth H. Humphries, a Married woman and Lee H. Dunsmore, a Married woman, individually, and Elizabeth H. Humphries and Lee H. Dunsmore as personal representatives of the Estate of Emily Held, deceased, Probate Case #PR-2022-000837**, whose address is 814 Linwood Rd Birmingham AL 35222 (hereinafter "Grantor", whether one or more), by **Margaret K. Parrish**, whose address is 637 Highway 337, 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 **Margaret K. Parrish**, the following described real estate situated in Shelby County, Alabama, the address of which is **637 Highway 337, Chelsea, AL 35043 to-wit:**

Part of the SE 1/4 of SW 1/4 and the SW 1/4 of SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the most Westerly corner of Lot 5, Spring Meadow Farms, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 61, and run in a northeasterly direction along the Northwest line of said Lot 5 for a distance of 575.85 feet to the most northerly corner of said Lot 5, being on the west line of the SW 1/4 of the SE 1/4 of said Section 34; thence turn an angle to the left of 47°20'12" and run in a northerly direction along the west line of said ' - ' section line for a distance of 97.0 feet to the northwest corner of said % - % section; thence turn an angle to the right of 88°48' and run in an easterly direction along the north line of said % - % section for a distance of 357.74 feet; thence turn an angle to the right of 106°38'15" and run in a southwesterly direction for a distance of 1,064.56 feet, more or less, to a point on the northeast right-of-way line of Shelby County Highway #337; thence turn an angle to the right of 116°35'10" and run in a northwesterly direction along said right-of-way line for a distance of 100.0 feet; thence turn an angle to the right of 06°17' and run in a northwesterly direction along said right-of-way line for a distance of 73.63 feet to a point on a curve to the right, said curve having a central angle of 8°21'15" and a radius of 668.31 feet; thence run in a northwesterly direction along the arc of said curve and along said right-of-way for a distance 97.44 feet to the end of said curve; thence run in a northwesterly direction along a line tangent to end of said curve and along said right-of-way line for a distance of 93.41 feet to a point on a curve to the left; said curve having a central angle of 20°69'15" and a radius of 326.93 feet; thence run in a northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 119.75 feet to the end of said curve; thence run in a northwesterly direction along a line tangent to end of said curve and along said right-of-way line for a distance of 52.99 feet to a point on a curve to the right, said curve having a central angle of 12°31'45" and a radius of 379.93 feet; thence run in a northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 83.08 feet to the end of said curve; thence run in a northwesterly direction along a line tangent to end of said curve and along said right-of-way line for a distance of 62.30 feet to a point on a curve to the left, said curve having a central angle of 05°42'41" and a radius of 501.60 feet; thence run in a northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 50 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

*This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

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.

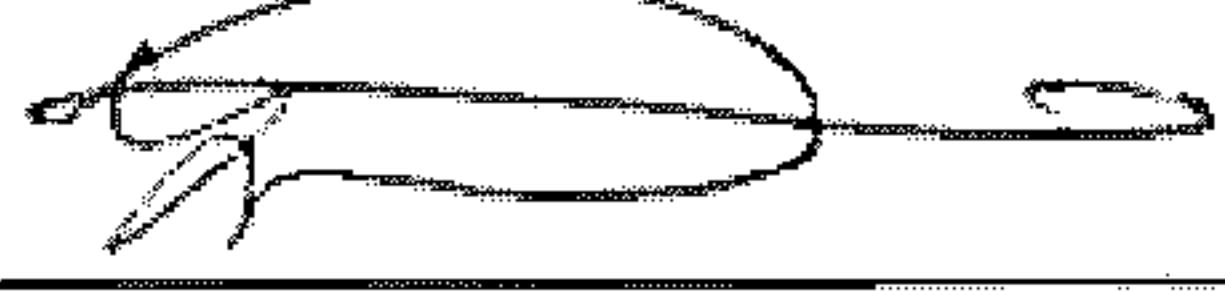
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

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 15th day of December, 2022.

Estate of Emily Held, deceased, Probate Case #PR-2022-000837


By: 
Elizabeth H. Humphries, personal rep

By: 
Lee H. Dunsmore, personal rep

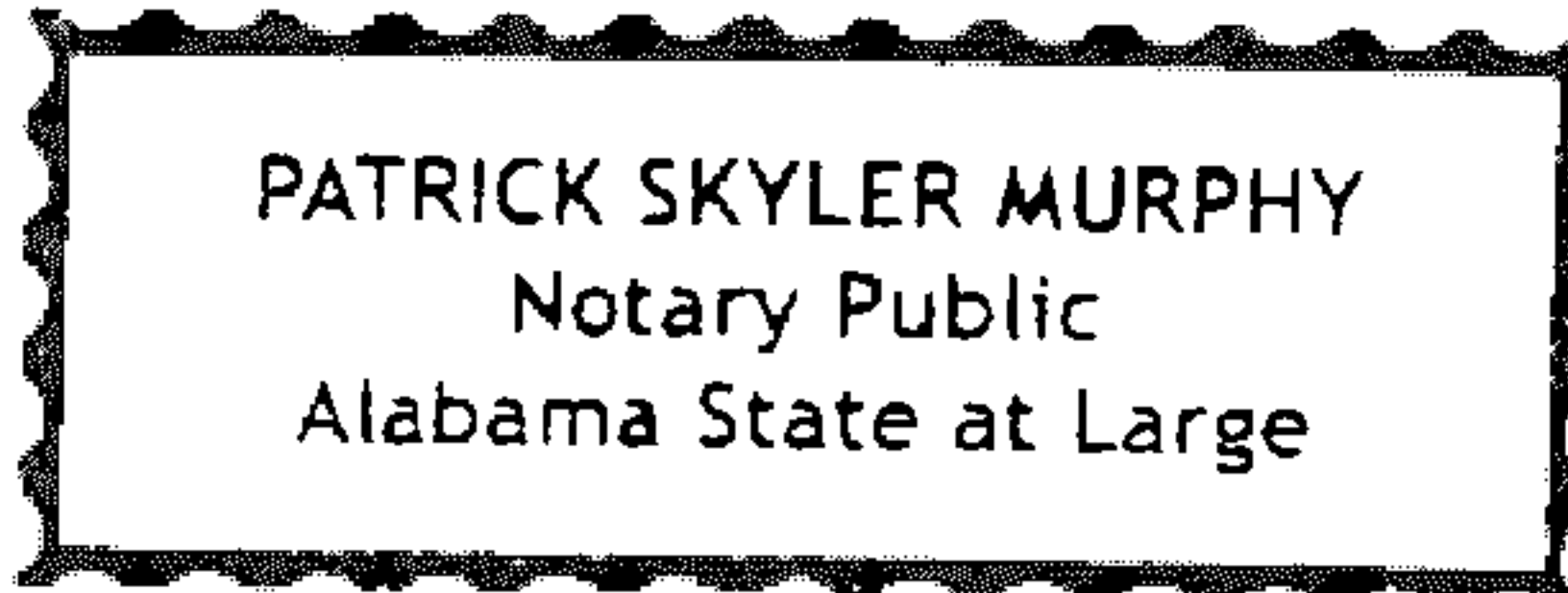
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Elizabeth H. Humphries and Lee H. Dunsmore, personal representatives of the Estate of Emily Held, deceased, Probate Case #PR-2022-000837 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, in their capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2022.



Notary Public
My Commission Expires: 03-25-26



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15 day of December, 2022.

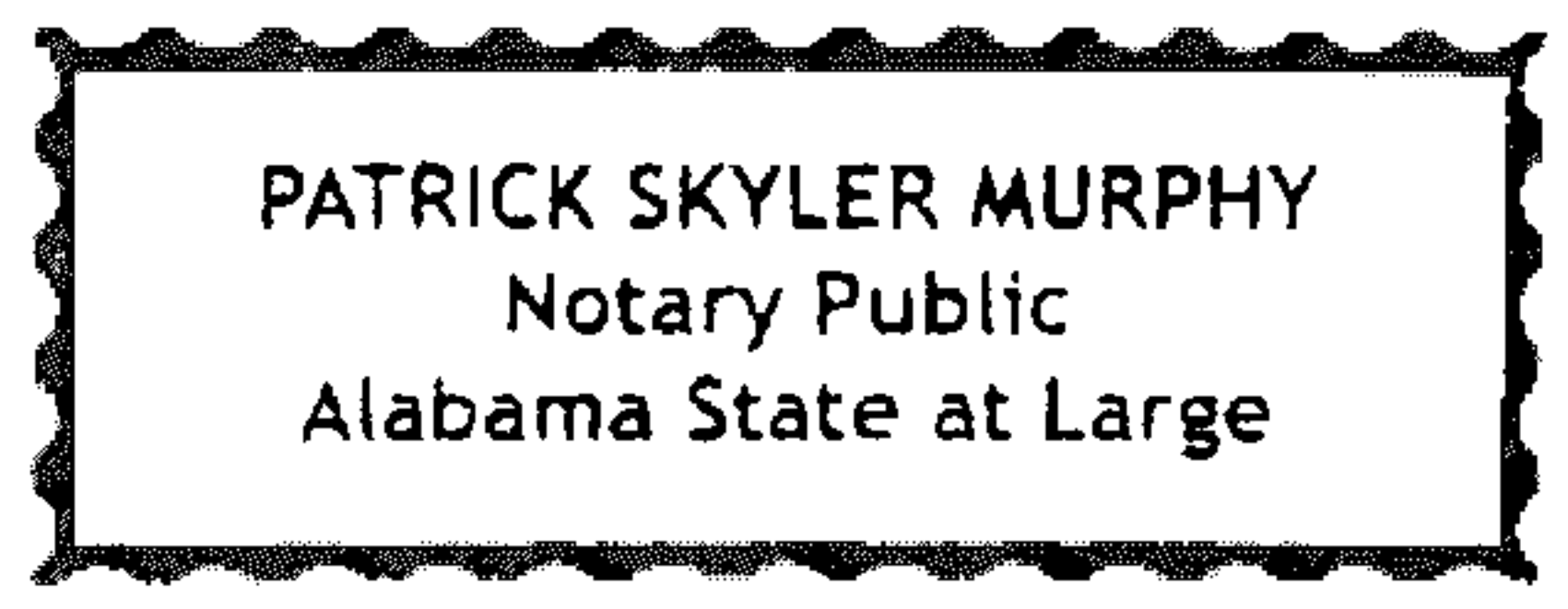
By: [Signature]
Elizabeth H. Humphries

By: [Signature]
Lee H. Dunsmore

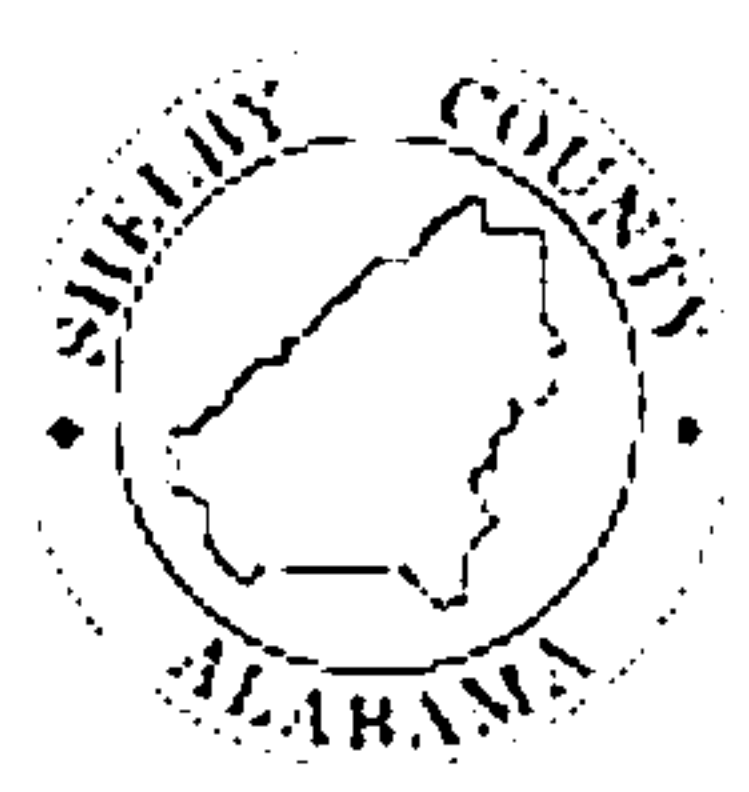
State of Alabama)
Shelby County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth H. Humphries and Lee H. Dunsmore, whose name/s is/are signed to the foregoing conveyance, and who is/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 15 day of December 2022.



[Signature]
Notary Public
My commission expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2022 02:08:31 PM
\$628.50 BRITTANI
20221215000452550

[Signature]