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03/07/2023 11:03:43 AM
DEEDS 1/3

Prepared By:
Stan McDonald / Jacob Title, LLC
2101 W. Clinton Ave
Suite 301
Huntsville, AL 35805
File #: 2023-75

Purchase Price: \$18,482.61

WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to James M. Bailey, Jr. and Cynthia A. Bailey, Husband and Wife, whose address is 10151 Sasser Lane, Mobile, AL 36695 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Shield Property Solutions, LLC, a Alabama Limited Liability Company, whose address is 4443 Englewood Road, Helena, AL 35080 (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in County, Shelby, to-wit:

A part of the NE1/4 of SE1/4, Section 1, Township 21 South, Range 1 East, more particularly described as follows; Commence at the Southeast corner of NE1/4 of SE1/4 of said Section and run North 89 deg. 00 min. West along South boundary line of said 1/4 - 1/4 Section 1,000.00 feet to the Southeast corner of the Herbert M. Sims lot; thence North 22 deg. 10 min. West along the Northeast side of the Herbert m. Sims lot 199.6 feet to a point on the South side of the right of way line of the new paved Montgomery Road; thence in a Northeasterly direction along the South right of way line of said road 75 feet; thence South 31 deg. 20 min. east 261.9 feet to the South boundary line of said 1/4 - 1/4 section; thence North 89 deg. 00 min. West 120.2 feet to the point of beginning; being situated in Shelby County, Alabama.

Commence at the Southwest corner of the NE1/4 pf SE1/4, Section 1, Township 21 South, Range 1 East; thence Easterly along the South Boundary of said quarter-quarter section 481.4 feet for point of beginning; thence continue Easterly along said quarter-quarter section line 10 feet; thence turn an angle of 113 deg. 36 min. left and run thence 266 feet; thence turn an angle of 98 deg. 20 min. left and run thence 15 feet; thence turn an angle of 81 deg. 40 min. left and run thence 261.9 feet to the point of beginning.

The East 25 feet of the following described property:

A part of the NE1/4 of SE1/4 of Section 1, Township 21 South, Range 1 East, more particularly described as follows: Commencing at the Southeast corner of NE1/4 of SE1/4 of said Section, and run 89 deg. 00 min. West along South line, 1146.5 feet to point of beginning of lot herein described; thence run North 22 deg. 10 min. West along the Easterly side of Vickery lot a distance of 113.2 feet to point on South side of paved Montgomery Road; thence along said road 50 deg. 20 min. East 150 feet; thence run South 22 deg. 10 min. East to the South line of said NE1/4; thence along the South line of said 40 acres North 89 deg. 00 min. West a distance of 146.5 feet to point of beginning.

Subject to easements and rights of way of record.

PHYSICAL ADDRESS OF PROPERTY: 9460 S. Main Street, Wilsonville, AL 35186.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

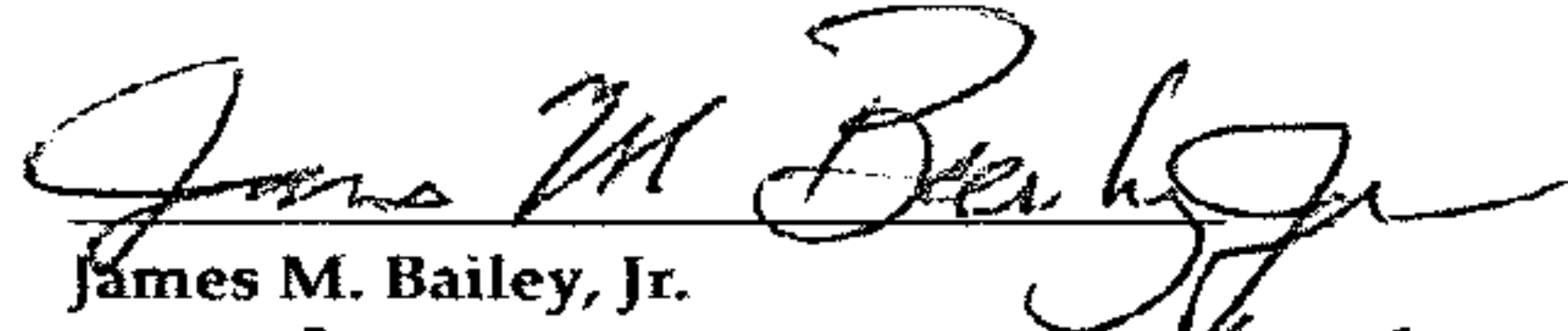
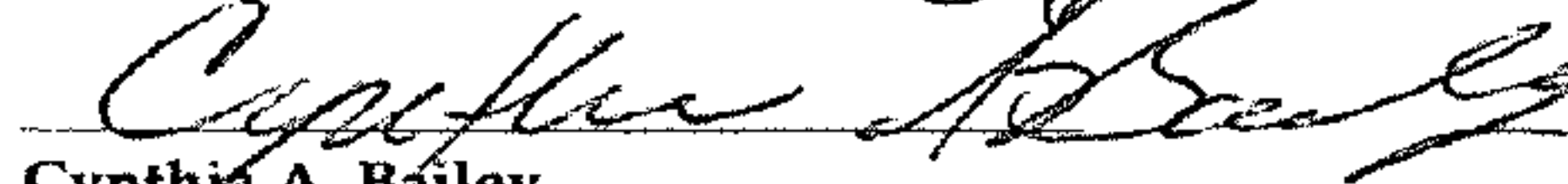
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet

and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 1st day of March, 2023.

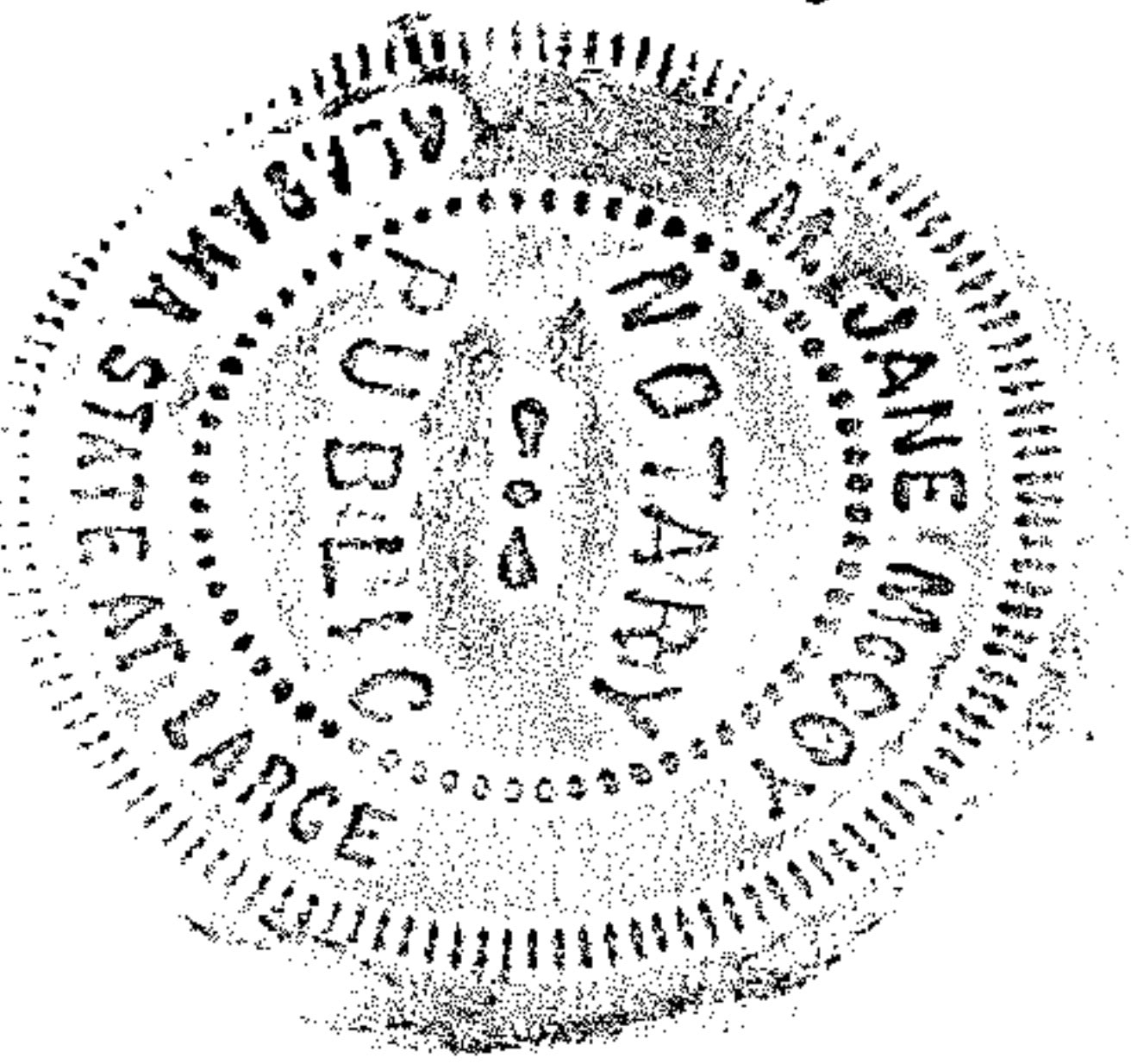

James M. Bailey, Jr.

Cynthia A. Bailey

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that James M. Bailey, Jr. and Cynthia A. Bailey 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 March, 2023.


Notary Public
My Commission Expires: 2-12-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2023 11:03:43 AM
\$46.50 JOANN
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