

SEND TAX NOTICE TO:

Jennifer O'Doherty and Desmond Seamus O'Doherty
1181 Old Highway 25
Columbiana, AL 35051

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 **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Landon Tyler Wallace and Annie G. Wallace, a married couple**, whose address is 165 Ashby St, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Jennifer O'Doherty and Desmond Seamus O'Doherty**, whose address is 1181 Old Highway 25, Columbiana, AL 35051, (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 **Jennifer O'Doherty and Desmond Seamus O'Doherty, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1181 Old Highway 25, Columbiana, AL 35051 to-wit:**

All that certain lot or parcel of land situated in the City of Columbiana, County of Shelby, State of Alabama, being more particularly described as follows:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW Corner of the NW 174 of the NW 1/4 of Section 35, Township 21 South Range 1 West, Shelby County, Alabama; thence N88°30'09" E for a distance of 80.42 feet to the Point of Beginning; thence N88°53'17" E for a distance of 281.84 feet; thence N02°44'35" W for a distance of 653.74 feet to the Southerly R.O.W. line of Old Highway 25 West; thence S63°23'38" W and along said R.O.W. line for a distance of 170.20 feet to a curve to the right, having a radius of 2258.06 feet and subtended by a chord bearing S64°49'51" W, and a chord distance of 104.64 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 104.65 feet; thence S00°23'08" W and leaving said R.O.W. line for a distance of 537.75 feet to the Point of Beginning.

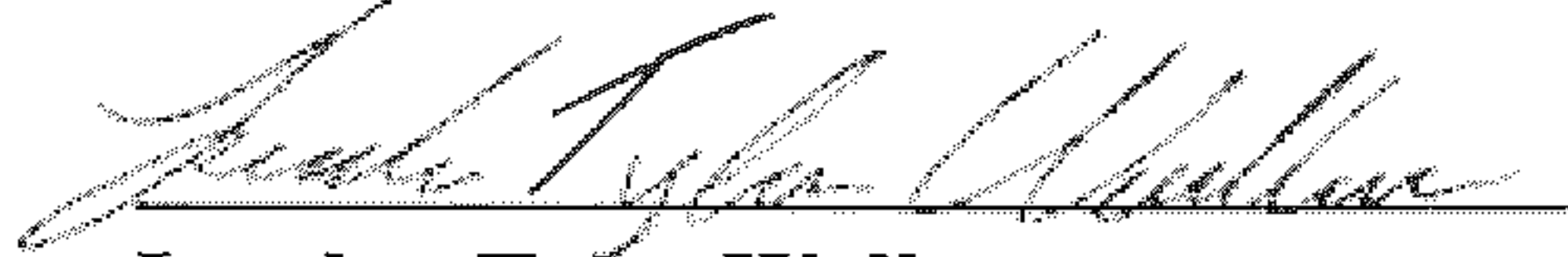
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Annie G. Bateman, the grantee in deed recorded in Instrument No. 20220517000201150, is one and the same person as Annie G. Wallace.

Subject to a third-party mortgage in the amount of \$190,000.00 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 14th day of April, 2023.



Landon Tyler Wallace



Annie G. Wallace

STATE OF ALABAMA
COUNTY OF SHELBY

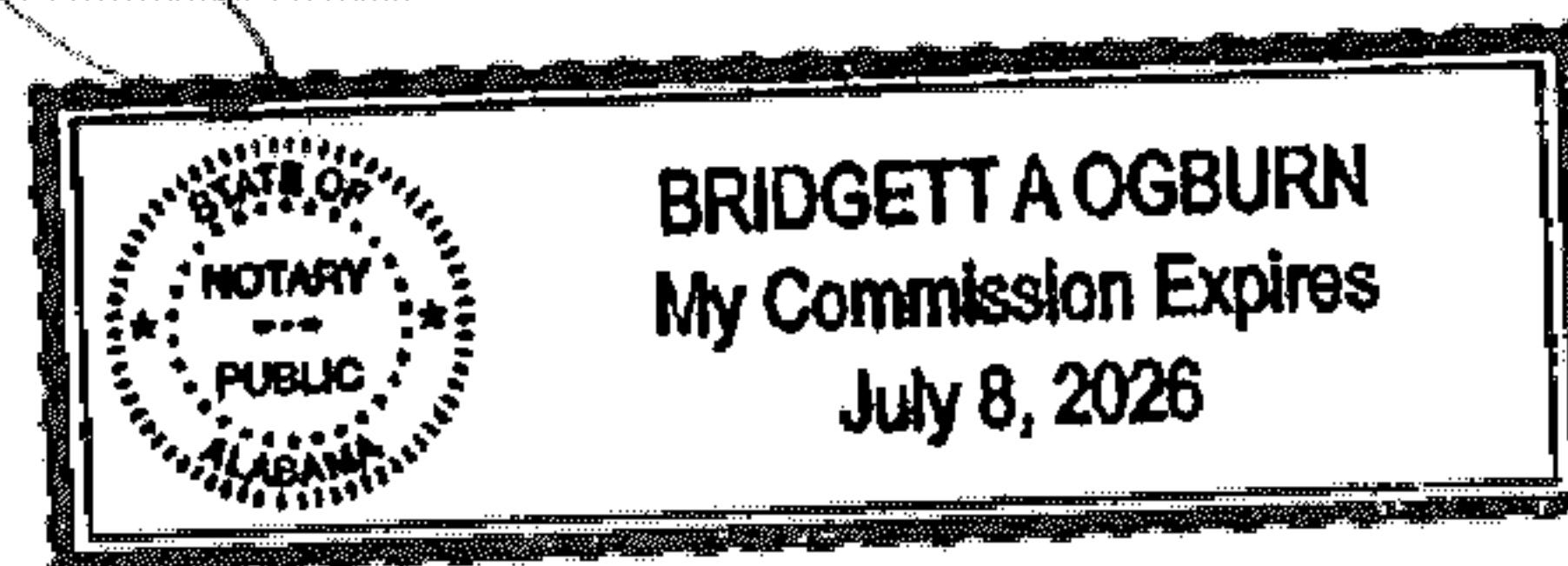
I, the undersigned Notary Public in and for said County and State, hereby certify that Landon Tyler Wallace and Annie G. Wallace whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,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

Given under my hand and official seal this 14th day of April, 2023.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2023 12:35:34 PM
\$81.00 BRITTANI
20230414000105720

Alvin S. Bayl