

Send Tax Notice to:
David Carter and Kasey Carter
111 North Lake Drive
Hoover, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-8004

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned Chester Wayne Harris, an unmarried person (herein referred to as “Grantor,” whether one or more), whose mailing address is

47 County Road 95, Gate Hill, AL 35053

by David Carter and Kasey Carter (herein referred to as “Grantee,” whether one or more), whose mailing address is

111 North Lake Drive, Hoover, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of 159 County Road 338, Chelsea, AL 35043, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

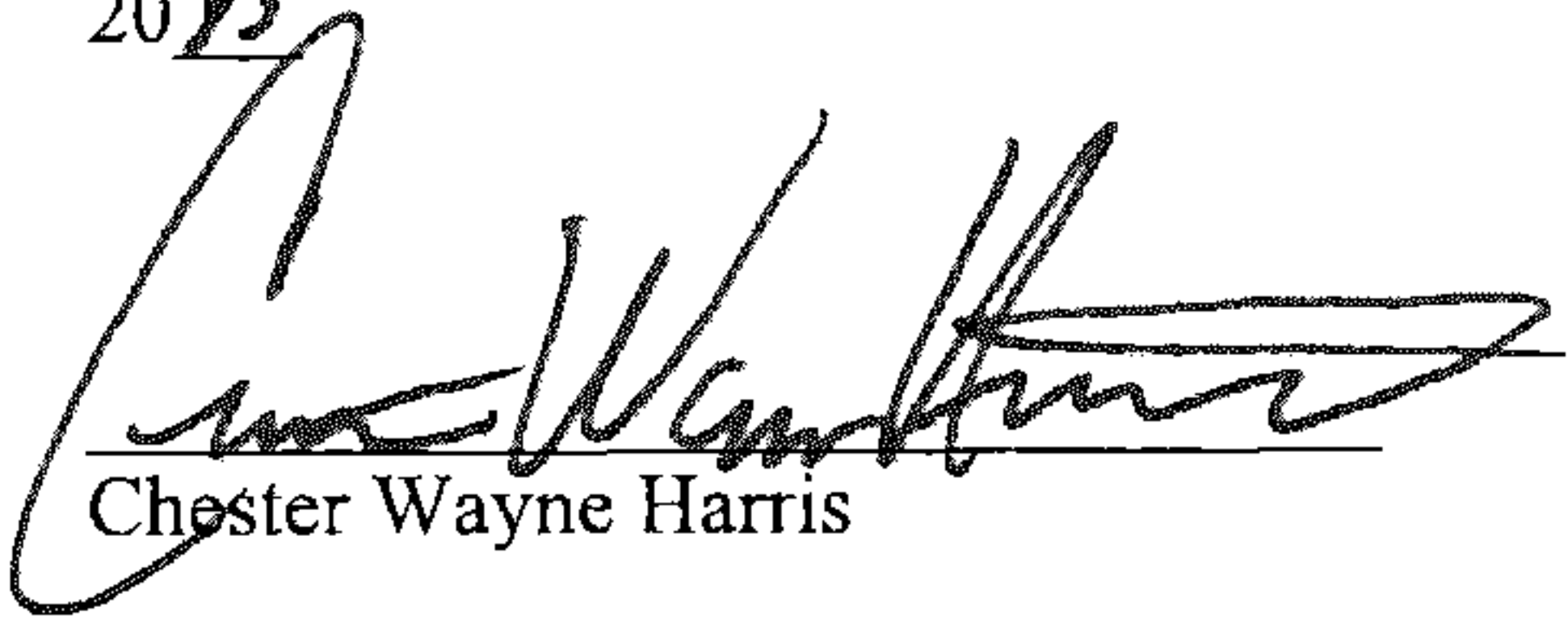
SUBJECT TO:
AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

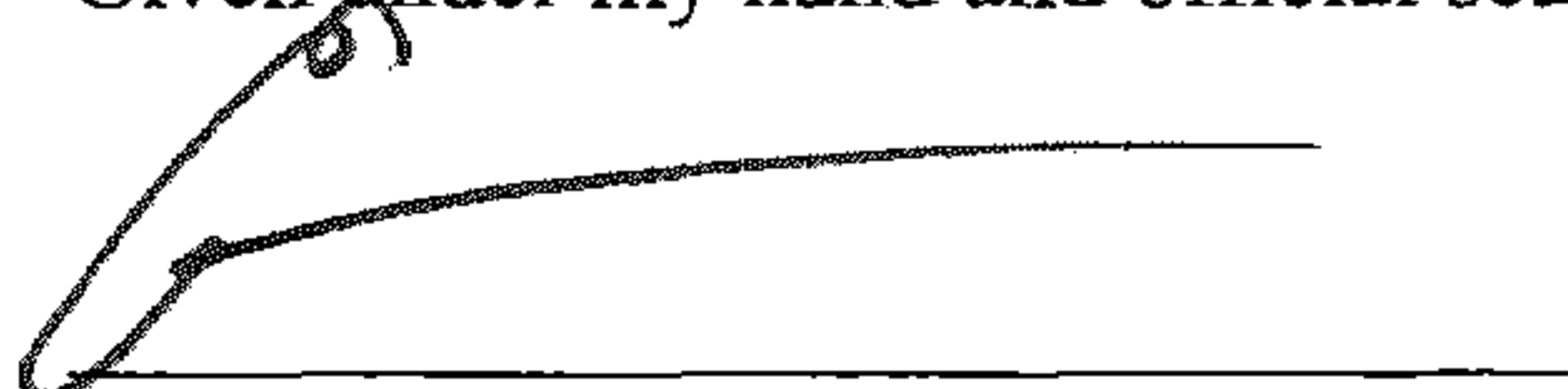
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of April, 2023


Chester Wayne Harris

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chester Wayne Harris 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 28 day of April, 2023.



Notary Public
My Commission Expires:

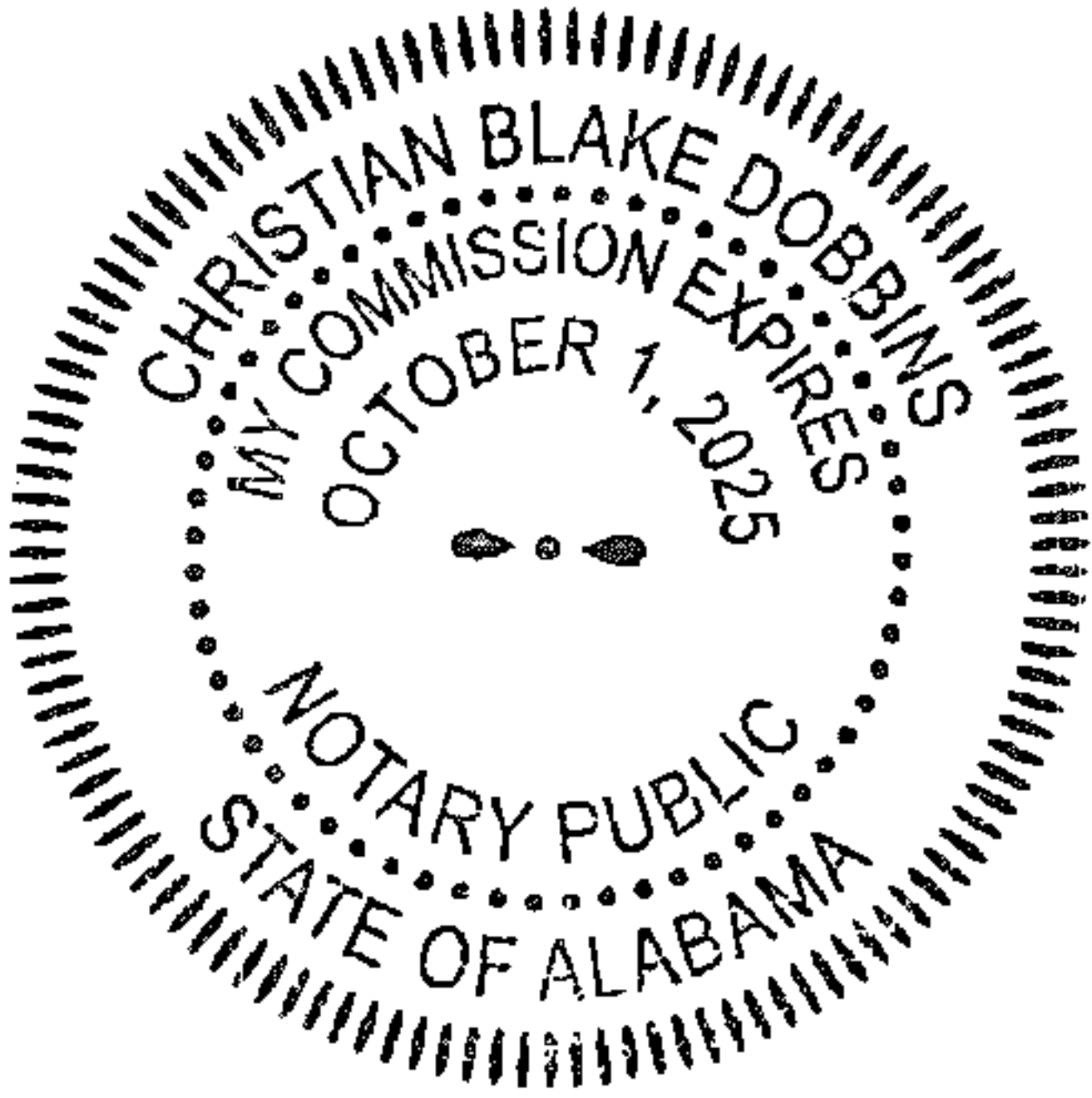
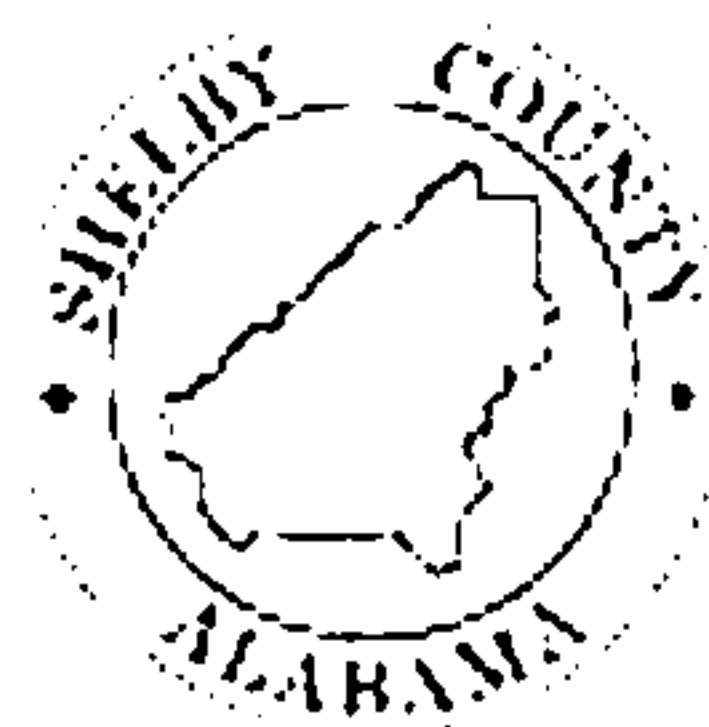


EXHIBIT A

Property 1:
BEGIN AT A FOUND AXLE, BEING THE ACCEPTED SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN N 00-03'07" W, ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 769.38' TO A 1" CRIMP PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 338 (60' ROW); THENCE RUN S 50'58'53" W, ALONG SAID RIGHT OF WAY LINE FOR 193.45' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28-58"21" AND A RADIUS OF 515.00"; THENCE RUN ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT OF WAY LINE, FOR 260.42': THENCE RUN S 79-57'14" W, ALONG SAID RIGHT OF WAY LINE, FOR 133.33' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 58-13'16" AND A RADIUS OF 230.00'; THENCE RUN ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT OF WAY LINE, FOR 233.71'; THENCE RUN S 21-43'57" W, ALONG SAID RIGHT OF WAY LINE, FOR 213.87' TO A FOUND 1/2" REBAR; THENCE RUN S 68-30'37" E FOR 286.00' TO A 1/2" REBAR: THENCE RUN S 21-05'47" W FOR 84.97' TO A FOUND 1/2" REBAR ON THE SOUTH LINE OF SAID 1/4-1/4; THENCE RUN N 89-17'03" E, ALONG SAID 1/4-1/4 LINE FOR 533.91' TO THE POINT OF BEGINNING, CONTAINING 8.86 ACRES.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 02:12:41 PM
\$263.00 PAYGE
20230501000128060

Allen S. Bayl