

SEND TAX NOTICE TO:

Denise Kasper and Martin J. Kasper
9330 County Road 51
Sterrett, AL 35147

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 **FOUR HUNDRED TEN THOUSAND AND 00/100 (\$410,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Carolyn Marie Lay and Jesse L. Lay, a married couple**, whose address is 224 Chesser Way, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Denise Kasper and Martin J. Kasper**, whose address is 40 West 9 Mile Road, Ste 2 box 228, Pensacola, FL 32534, (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 **Denise Kasper and Martin J. Kasper, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 9330 Highway 51, Sterrett, AL 35147 to-wit:**

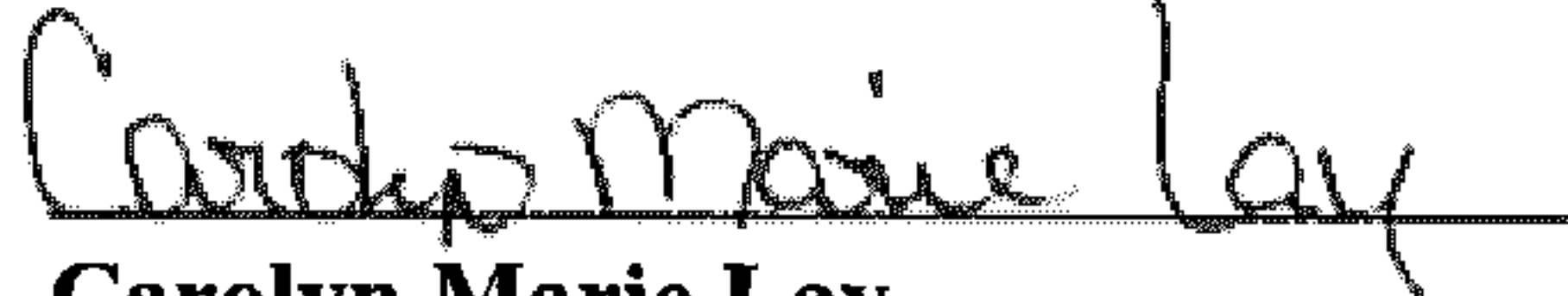
Commencing at the Southeast corner of the SW 1/4 of the NE 1/4 or Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 89 degree 58 minutes 20 seconds West a distance of 300.24 feet to the Point of Beginning; thence continue South 89 degrees 58 minutes 20 seconds West a distance of 651.40 feet; thence North 00 degree 51 minute 58 seconds West for 137.57 feet to the Southeasterly right of way line of Shelby County Road No. 51 and the of curvature of a non-tangent curve, concave to the Northwest having a radius of 1004.68 feet, a central angle of 10 degrees 40 minutes 35 seconds, and a chord of 186.94 feet bearing North 43 degrees 51 minutes 33 seconds East; thence Northeast along said curve a distance of 187.21 feet; thence North 38 degrees 06 minutes 22 seconds East along said road right of way line for a distance of 412.32 feet; thence South 24 degrees 20 minute 12 seconds East a distance of 654.56 feet to the Point of Beginning; being situated in Shelby County, Alabama.

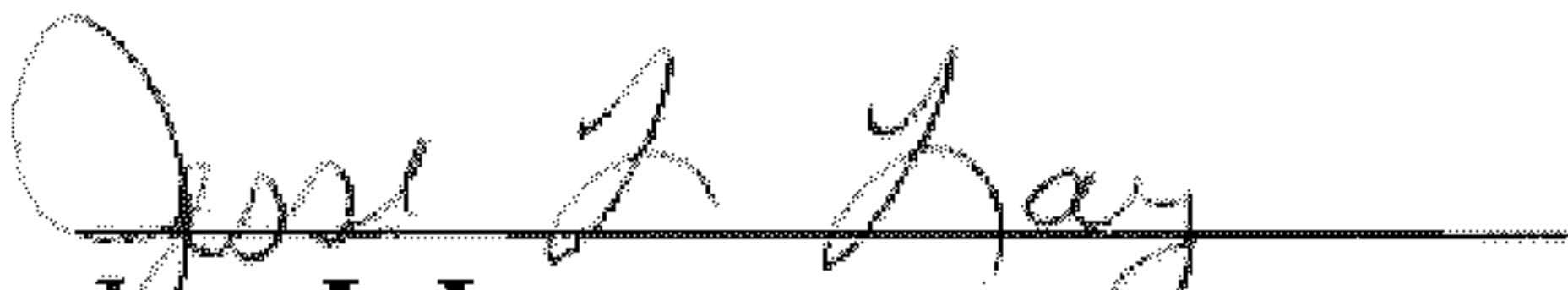
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$140,000.00 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 25th day of April, 2023.


Carolyn Marie Lay


Jesse L. Lay

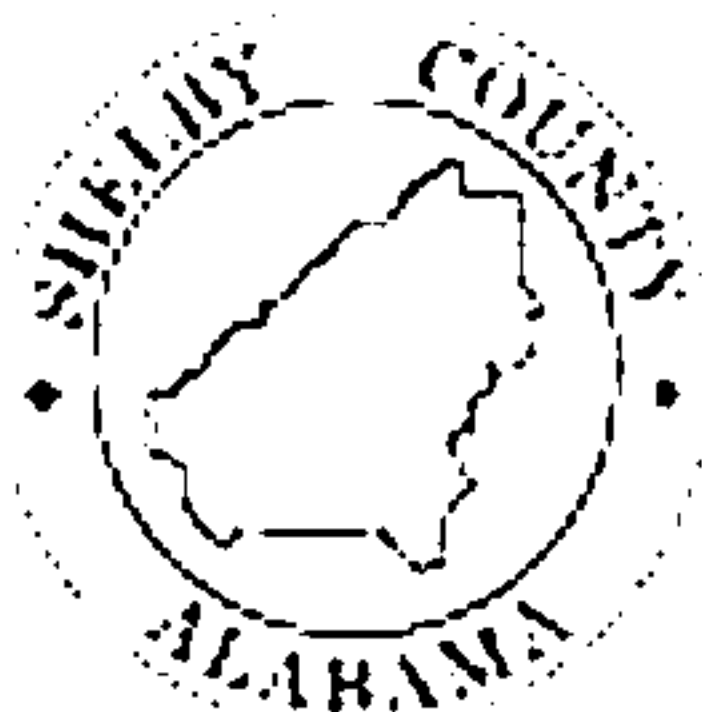
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Carolyn Marie Lay and Jesse L. Lay 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 25th day of April, 2023.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 09:19:52 AM
\$295.00 BRITTANI
20230502000128890

