

WARRANTY DEED

20230509000136600
05/09/2023 10:18:23 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Sumner G Nesbitt, Jr.
Nancie E Nesbitt
3465 Indian Lake Circle
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty-Five Thousand and 00/100 Dollars (\$85,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Charles Morgan Honea, married
(herein referred to as "Grantor") does grant, bargain, sell and convey unto
Sumner G Nesbitt, Jr. and Nancie E Nesbitt
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

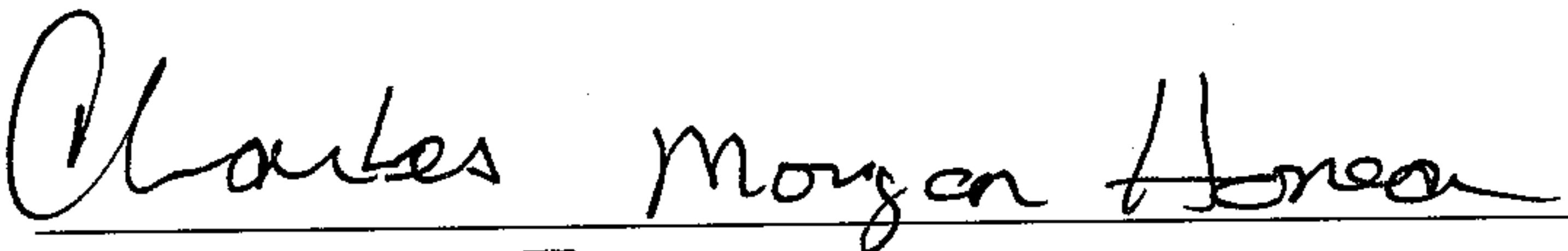
A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Begin at a found concrete monument on the Northerly right of way of U.S. Highway 280 and the Easterly right of way of Shelby County Highway 442; Thence run an assumed bearing of South 76 degrees 59 minutes 38 seconds West along said Northerly right of way line for a distance of 137.94 feet to a found concrete monument; Thence run North 00 degrees 00 minutes 00 seconds East for a distance of 208.00 feet to an iron pin set with a SSI cap on the Southernly right of way line of Shelby County Highway 442; Thence run South 70 degrees 53 minutes 40 seconds East along said right of way line for a distance of 53.51 feet to a found concrete monument; Thence run South 61 degrees 55 minutes 38 seconds East along said right of way line for a distance of 125.59 feet to a found concrete monument; Thence run South 15 degrees 02 minutes 09 seconds West along said right of way line for a distance of 103.98 feet to the Point of Beginning.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 9th day of May, 2023.


Charles Morgan Honea

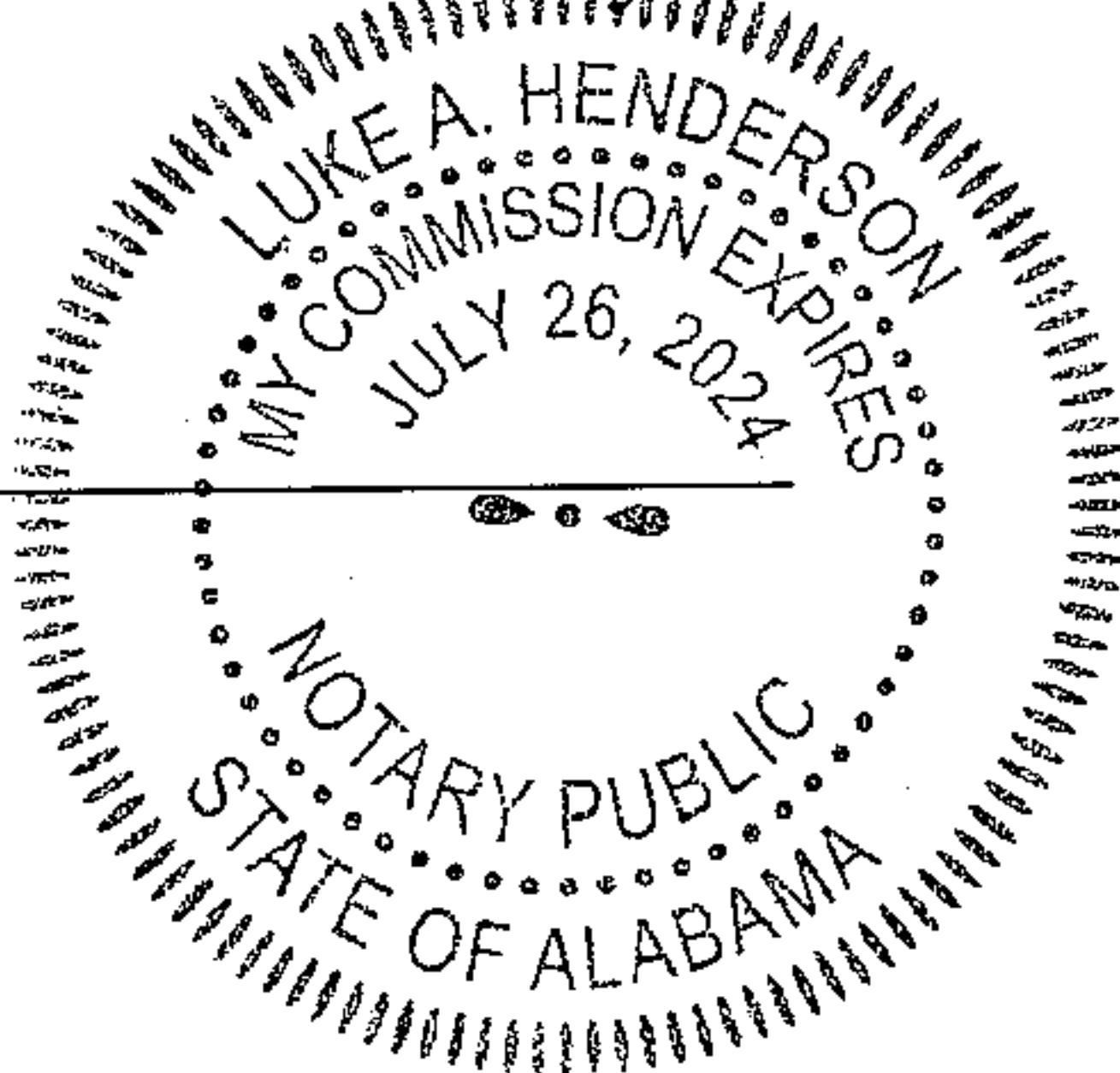
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Charles Morgan Honea** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 9, 2023.

My Commission Expires:


Notary Public



Grantor's Address: 291 Country Manor Drive, Sterrett, AL 35147
Property Address: 450 Highway 442, Sterrett, AL 35147
Current Tas Id: 08-8-28-0-001-021.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2023 10:18:23 AM
\$107.00 BRITTANI
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