

Send Tax Notice to:
Donald Lee Ryan, II
PSC 400 Box 4862
APO AP 96273-0049

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

File: **BHM-23-8011**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) 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 85 Crane Hill, AL 35053

by **Donald Lee Ryan, II (herein referred to as "Grantee")**, whose mailing address is
PSC 400 Box 4862 APO AP 96273-0049

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **65 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.

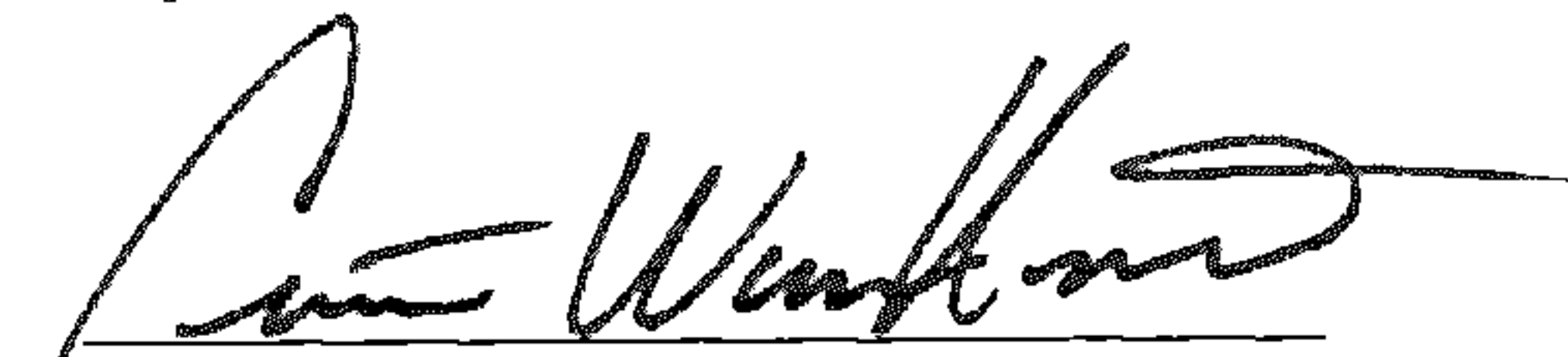
MINING AND MINERAL RIGHTS EXCEPTED.

\$180,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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, 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, his/her heirs and assigns forever, against the lawful claims of all persons.

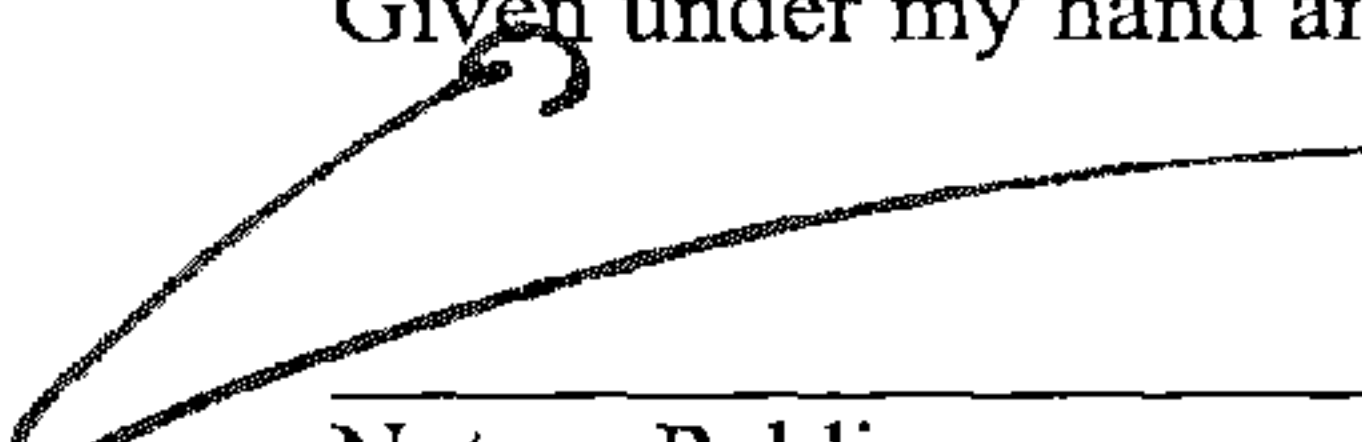
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of May, 2023.


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 12 day of May, 2023.



Notary Public
My Commission Expires:

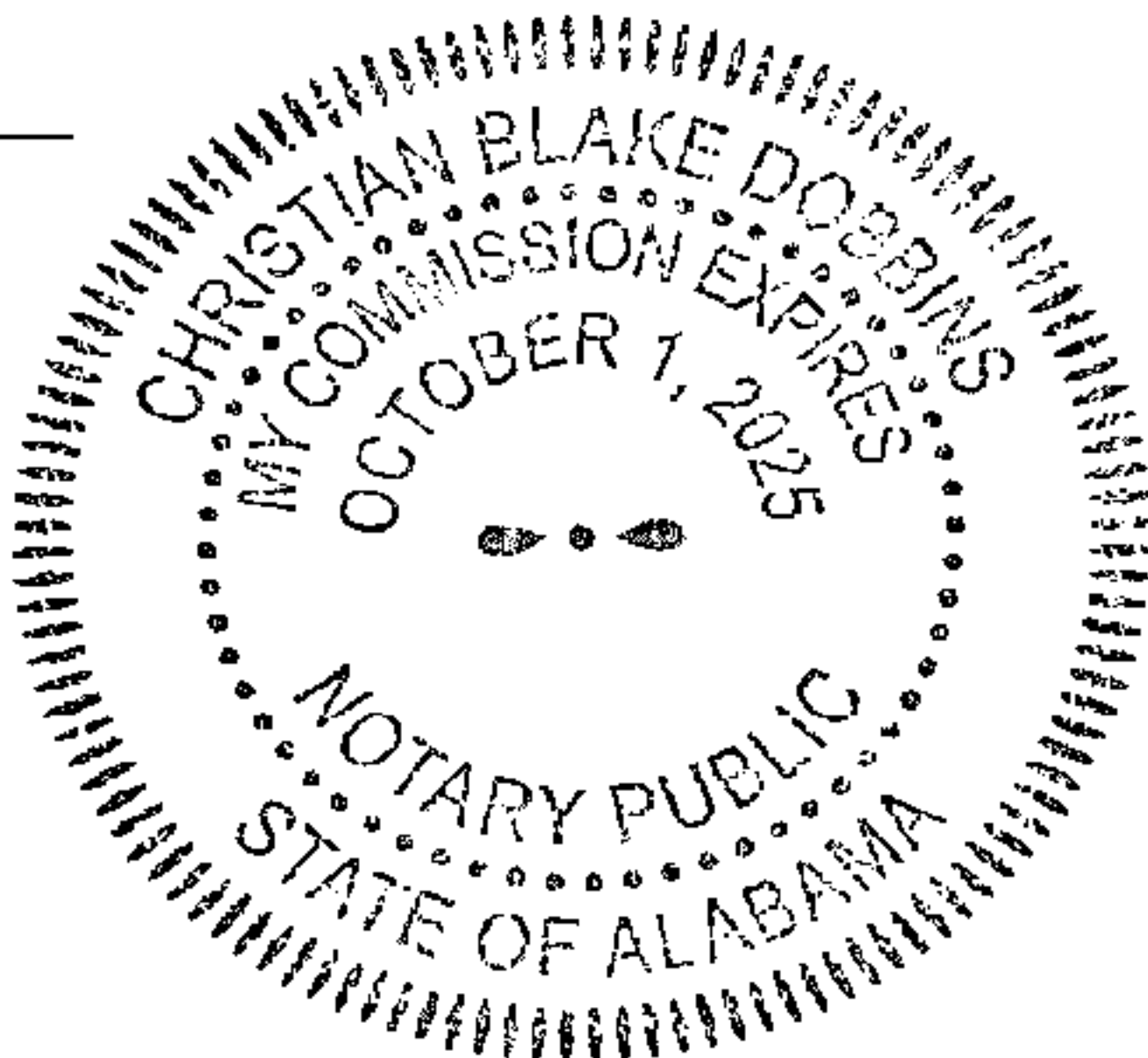


EXHIBIT A**Property 1:**

Tract I: Property received from Velma Nabors Jones, a widow Recorded in Deed Book 243 Page 585 dated July 16, 1966, and corrected in Deed Book 246 Page 252 dated December 30, 1966 in the Probate Court of Shelby County, Alabama: Part of the North Half of the NW 4 of the SW Y4 of Section 34, Township 19 South, Range 1 West, more particularly described as follows; Commence at the SW corner of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for 655.92 feet to the SW corner of the North Half of said quarter-quarter section; thence 89 deg. 55 min. Right and run East along the South line of the North Half of said quarter-quarter section for 302.00 feet to the point of beginning; thence continue East along the same course for 118.00 feet; thence 89 deg. 55 min. left and run North and parallel with the West line of said quarter-quarter section for 130.30 feet to a point on the center line of a County Road; thence 90 deg. 46 min. left and run West along the center line of said County Road for 42.99 feet; thence 59 deg. 21 min. left and run Southwesterly for 149.83 feet to the point of beginning and being Parcel No. 10, according to survey of Joseph A. Miller, Jr., Registered Land Surveyor, dated July 8, 1966. Part of the NE 1/4 of the SE 1/4 of Section 33, Township 19 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said quarter-quarter section; thence run South along the East line of said quarter quarter section for 510.75 feet to a point on the center line of a County Road, said, point being the point of beginning; thence continue South along the East line, of said quarter-quarter section for 801.10 feet to the Southeast corner of said quarter-quarter section; thence 89 deg. 20 min right and run West along the South line of said quarter-quarter section for 882.26 feet to a point on the center line of said County Road; thence run Northeasterly and Easterly along the meanderings of the center line of said County Road for 860.74 foot to the intersection of said center line with the center line of another County Road; thence continue Easterly and Northeasterly along the meanderings of the center line of said County Road for 512.17 feet to the point of beginning. Said parcel contains 10.82 acres, more or less, and being Parcel No. 7, according to survey of Joseph A. Miller, Jr., Registered Land Surveyor, dated July 8, 1966. Tract II: Property received from Lee Johnson and wife, Pauline Gilbert Johnson in deed dated May 4, 1984 and recorded in May 18, 1984, in Deed Book 355 Page 566 in Probate Court of Shelby County, Alabama conveying the following described property: Part of the NW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for 655.92 feet to the NW corner of the South Half of said quarter-quarter section; thence 89 deg. 55 min. right and run East along the North line of the South Half of said quarter-quarter section for 111.73 feet; thence 53 deg. 33 min. right and run Southeasterly for 107.39 feet; thence 87 deg. 53 min. left and run Northeasterly for 153.15 feet to a point on the North line of the South Half of said quarter-quarter section thence 145 deg. 40 min. left and run West along the North line of said South Half quarter-quarter section for 190.27 feet to the point of beginning. Part of the NW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, and part of the SW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence of the SW corner of the NW 1/4 of the SW 1/4 of said Section 34; thence run North along the West line of said Section 655.92 feet to the point of beginning; thence continue North along the West line of said quarter-quarter section for 655.93 feet to the Northwest corner of said quarter-quarter section; said point belong being also the Southwest corner of the SW 1/4 of the NW 1/4 of said section; thence continue North along the West line of said SW 1/4 of NW 1/4 for 394.08 feet; thence 89 deg. 55 min. right and run East for 420.00 feet; thence 90 deg. 05 min. right and run South and parallel with the West line of said Section for 919.70 feet to a point on the center line of a county Road; said point being 130.30 feet North of the South line of the North Half of the NW 1/4 of the SW 1/4 of said Section 34; thence 89 deg. 14 min. right and run Westerly along the center line of said county Road for 42.99 feet; thence 59 deg. 21 min. left and run Southwesterly for 149.83 feet to a point on the South line of said 1/2 quarter-quarter section; thence 60 deg. 02 min. right and run West along the South line of said 1/2 — quarter-quarter section, for 302.00 feet to the point of beginning. According to survey of Joseph A Miller, Jr. Registered Land Surveyor, dated July 8, 1966. Subject to easements and rights of way of record.

LESS AND EXCEPT PROPERTY CONVEYED TO JOHN WAYNE HARRIS AND WIFE, BETTY ANN JOHNSON HARRIS RECORDED IN DEED BOOK 355 PAGE 568 ON MAY 18, 1984 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA. Part of the NE 1/4 of SE 1/4 of Section 33, T-19-S, R-1-W, more particularly described as follows: Commence at the southeast corner of said 1/4 1/4 Section; thence run west along the south line of said 1/4 1/4 for 533.52 feet to the point of beginning; thence continue west along the same course for 322.67 feet to a point on the east R.O.W. line of a County Road; thence -106°31'30" right and run northeasterly along said R.O.W. for 57.48 feet to the beginning of a curve to the right subtending a central angle of 15°33' and

having a radius of 194.72 feet; thence run northeasterly along said R.O.W. line and along the arc of said curve for 52.85 feet to the end of said curve; thence at tangent to said curve run northeasterly along said R.O.W. line for 78.10 feet to the beginning of a curve to the left having a radius of 450.46 feet; thence run northeasterly along the arc of said curve and along said R.O.W. line for 20.00 feet; thence from tangent to said curve $82^{\circ}36'20''$ right and run southeasterly for 286.0 feet; thence $90^{\circ}00'$ right and run southwesterly for 84.97 feet to the P.O.B.

LESS AND EXCEPT PROPERTY CONVEYED TO JOHN WAYNE HARRIS AND WIFE, BETTY ANN JOHNSON HARRIS RECORDED IN DEED BOOK 355 PAGE 569 ON MAY 18, 1984 IN THE PROBATE COURT SHELBY COUNTY, ALABAMA.

Part of the NW 1/4 of SW 1/4 of Section 34, T-19-S, R-1-W, more particularly described as follows:

Commence at the southwest corner of said 1/4 1/4 Section; thence run north along the west line of said 1/4 1/4 Section for 846.44 feet to the point of beginning, said point being on the northerly right of way line of a County Road; thence continue north along the west line of said 1/4 1/4 Section for 133.48 feet; thence $89^{\circ}55'$ right and run easterly for 420.00 feet; thence $90^{\circ}05'$ right and run south for 170.73 feet to a point on the north R.O.W. line of said County Road; thence $106^{\circ}00'40''$ right and run northwesterly along said R.O.W. line for 157.39 feet to the beginning of a curve to the left, said curve having a radius of 599.94 feet and subtending a central angle of $13^{\circ}49'30''$; thence run westerly along the arc of said curve for 144.76 feet to the end of said curve, said point being also the beginning of a curve to the left having a radius of 244.10 feet; thence run southwesterly along the arc of said curve for 131.14 feet to the point of beginning, according to survey of Joseph A. Miller, Jr. Registered Land Surveyor, Dated April 2, 1984. Subject to easements and rights of way or record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2023 08:12:14 AM
\$40.50 PAYGE
20230515000141950

Allie S. Bayl