

Send tax notice to:
LAWRENCE A MICKWEE
3777 HIGHWAY 28
COLUMBIANA, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023167

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$975,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KEITH A GOBEL and SUSAN P HILL**, *a married couple* whose mailing address is: 1083 Tara Drive, Columbiana, Alabama 35051 (hereinafter referred to as "Grantors") by **LAWRENCE A MICKWEE and ANNETA Y MICKWEE** whose property address is: **3777 HIGHWAY 28, COLUMBIANA, AL, 35051** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

See Attached Legal Description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Less and except any part of subject property lying within any road right of way.
3. Riparian rights associated with Crumpton Creek under applicable State and/or Federal law.
4. Easement granted to Alabama Power Company recorded in Inst. No. 2022-187350.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

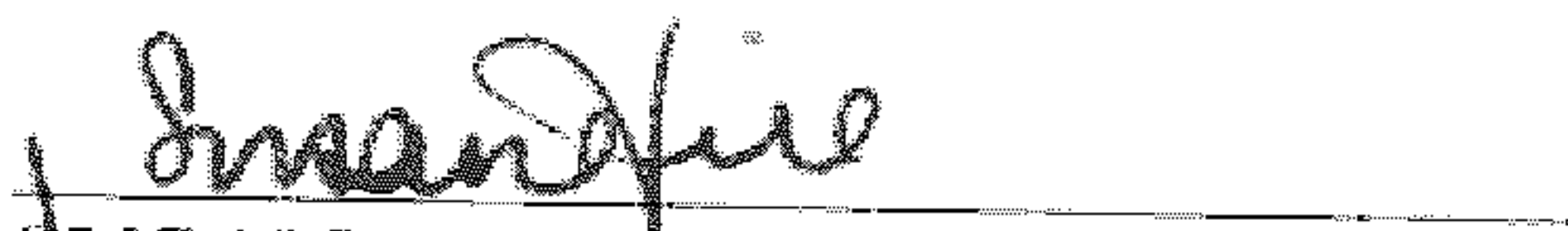
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of May, 2023.


KEITH A GOBEL


SUSAN P HILL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEITH A GOBEL and SUSAN P HILL whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of May, 2023.


Notary Public
Print Name: Keith A. Gobel
Commission Expires: 30, 2023

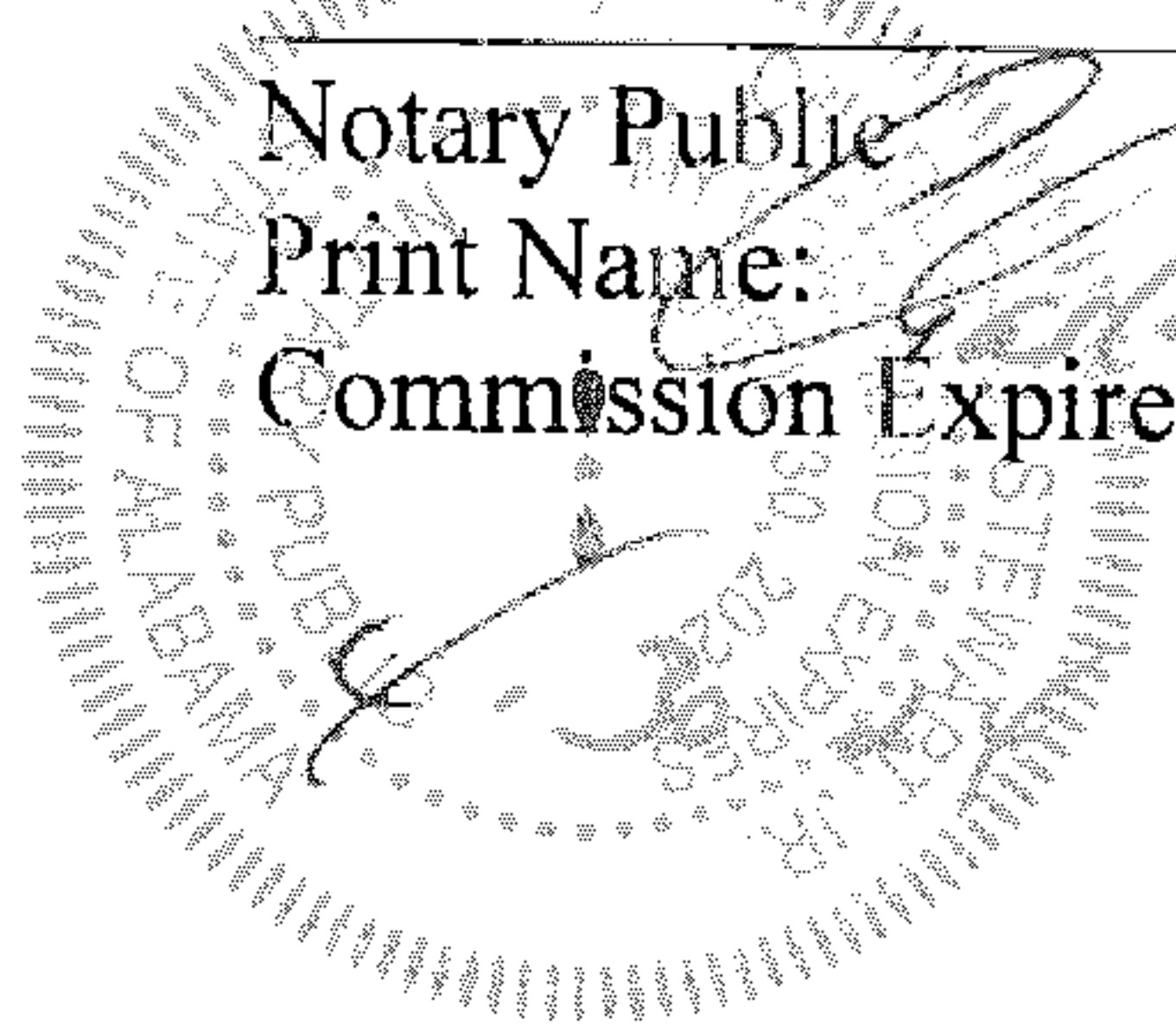
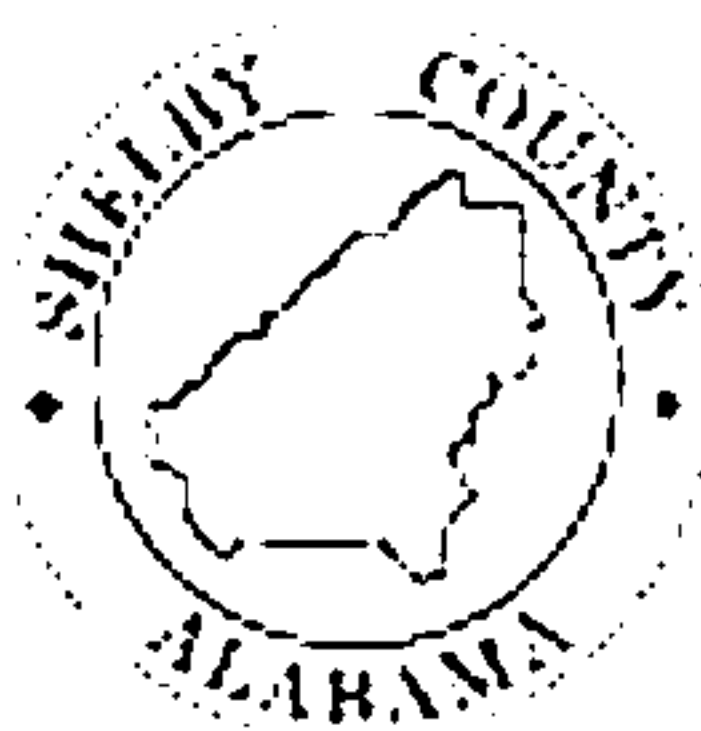


Exhibit "A"

LEGAL DESCRIPTION

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 58 minutes 51 seconds East a distance of 769.55 feet to the point of beginning; thence continue South 89 degrees 58 minutes 51 seconds East, a distance of 587.80 feet; thence South 00 degrees 25 minutes 59 seconds East a distance of 2292.52 feet to the northerly ROW line of Shelby County Highway 28, 80' ROW and a curve to the left, having a radius of 3225.00, and subtended by a chord which bears South 87 degrees 14 minutes 03 seconds West and a chord distance of 588.27 feet; thence along the arc of said curve and along said ROW line for a distance of 589.09 feet; thence North 00 degrees 25 minutes 59 seconds West and leaving said ROW line a distance of 2321.11 to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2023 12:15:39 PM
\$1003.00 JOANN
20230602000166770

Allie S. Bayl