

Send Tax Notice to:
James E. Edwards, Jr. and Misty B.
Edwards
1085 Long Branch Pkwy.
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-9594**

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 **Jeff Webb and Kayler Webb, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2045 Chandaway Circle, Pelham, AL 35124

by **James E. Edwards, Jr. and Misty B. Edwards (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1085 Long Branch Parkway, Calera, AL 35040

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 **0 Hwy 25 - 25.5 acres, Calera, AL 35040**, 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.

\$200,000.00 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 05 day of June, 2023.

Jeff R. Webb
Jeff Webb
Kayler Webb
Kayler Webb

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeff Webb and Kayler Webb 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 05 day of June, 2023.

Cassy L. Dailey
Notary Public
My Commission Expires: 05/02/2026

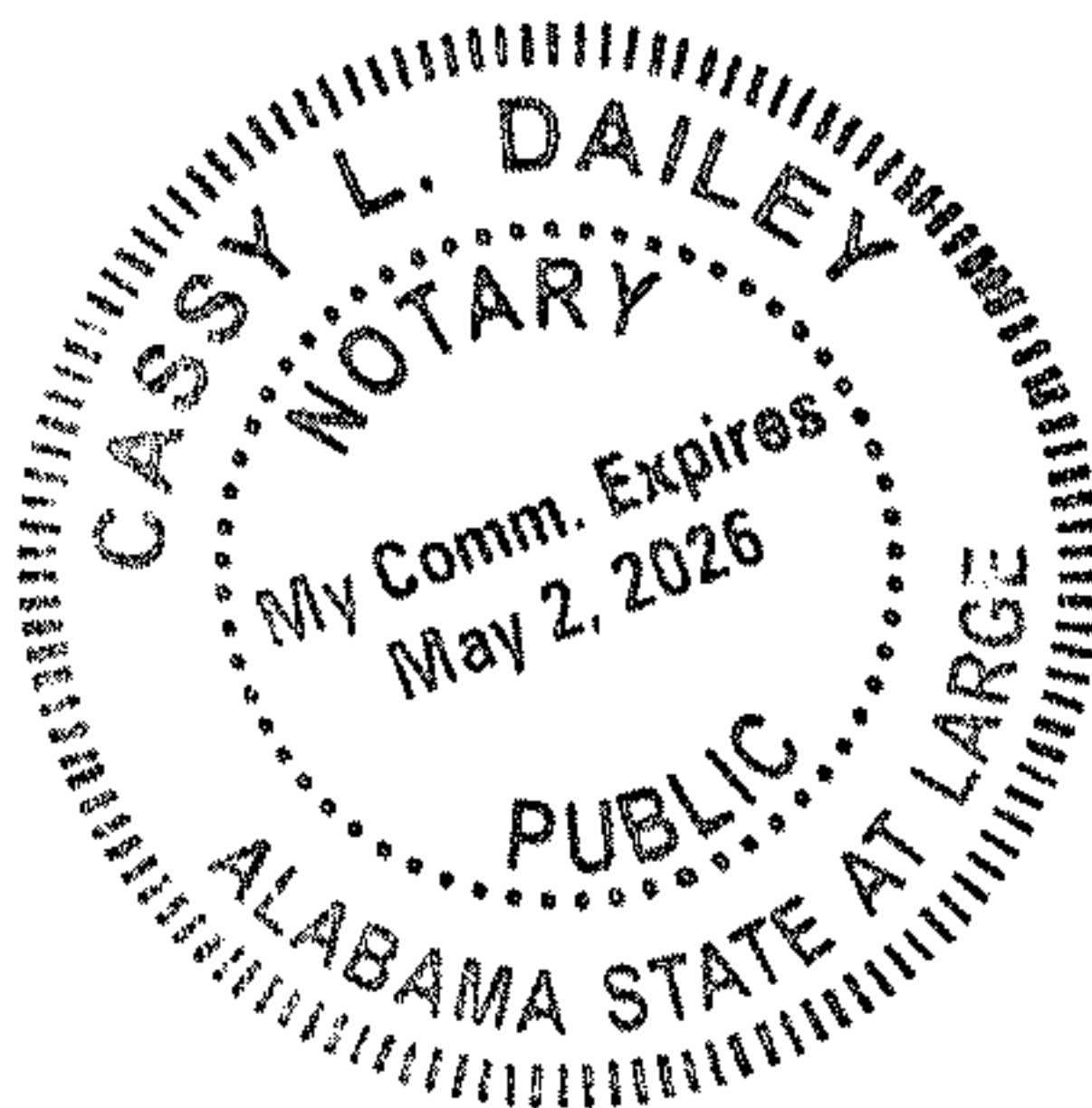


EXHIBIT A**Property 1:**

A tract or parcel of land being part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, and said tract or parcel being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 13, which marks the Northeast corner of the parcel herein conveyed and the point of beginning; from the said point of beginning and run thence Westerly along the North line of said Southeast Quarter of the Northwest Quarter a distance of 1090.0 feet, more or less, to the iron pin located on the Westerly margin of a 100-foot railroad right of way; thence run in a Southwesterly direction along the Westerly margin of said railroad right of way, a distance of 450.0 feet, more or less, to the Westerly margin of said Southeast Quarter of the Northwest Quarter to an iron pin; thence run in a Southerly direction along the Westerly margin of the said Southeast Quarter of the Northwest Quarter a distance of 540.0 feet, more or less, to an iron pin; thence left 92 degrees 46 minutes 36 seconds and run 1338.87 feet to an iron pin; thence run in a Northerly direction along the 1/2 Section line of said Section 13, & distance of 891.02 feet, more or less, to the iron pin at the point of beginning.

Also, an easement for ingress and egress, being more particularly described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 13, Township 22 South, Range 2 West; thence Southerly along West line of said 1/4 - 1/4 Section 891.02 feet; thence left 88 degrees 39 minutes 02 seconds and run 8 feet to the point of beginning of a centerline described of a 16-foot wide easement; thence left 91 degrees 20 minutes 58 seconds and run 409.6 feet; thence right 90 degrees 40 minutes and run 848.0 feet; thence left 55 degrees 52 minutes and run 341.63 feet to the end of easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 08:05:03 AM
\$63.00 PAYGE
20230607000170860

Allen S. Bayl