

SEND TAX NOTICE TO:

Richard Meadows and Bethany Meadows
100 Beach Lane
Shelby, AL 35143

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 NINETEEN THOUSAND FIFTY AND 00/100 (\$419,050.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brandon O'Dazier and Terri O'Dazier, husband and wife**, whose address is 109 oaklyn Hills Drive, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Richard Meadows and Bethany Meadows**, whose address is 100 Beach Lane Shelby AL. 35143(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 **Richard Meadows and Bethany Meadows, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 100 Beach Lane, Shelby, AL 35143 to-wit:**

A parcel of land in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 24 North, Range 15 East, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence run Westerly along the South line thereof 1512.86 feet to the point of beginning; thence 89 degrees 58 minutes right run Northerly 296.13 feet; thence 90 degrees left run Westerly 150.00 feet; thence 90 degrees left run Southerly 296.21 feet to the aforesaid South line of said 1/4-1/4 Section; thence continue South to a point on the North shore line of Lay Lake; thence turn left and run Easterly along said shore line 150.00 feet to a point due South of the point of beginning; thence left run North to the point of beginning.

ALSO, an easement for ingress and egress, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence Westerly along the South line thereof 1812.86 feet; thence 90 degrees 02 minutes right run Northerly for 206.30 feet to the point of beginning of an egress easement herein described, said easement being a 60- foot wide strip along an existing road bed and being 35 feet North and 25 feet South of the following line from the point of beginning; turn 90 degrees right and run 450.00 feet; thence 10 Degrees right run 162.47 feet to the end of said easement.

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 \$0.00 executed and recorded simultaneously herewith.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2023 03:04:00 PM
 \$444.50 PAYGE
 20230616000181580

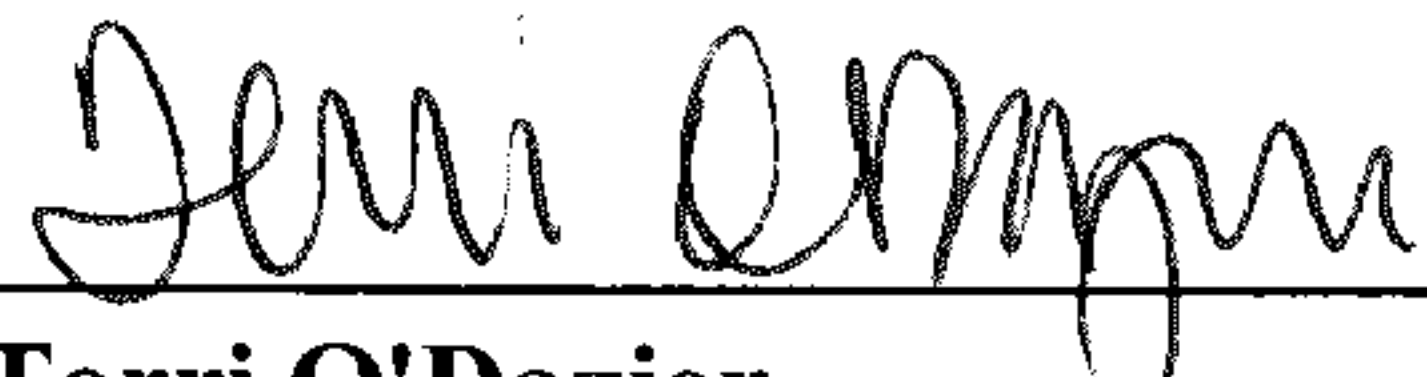
Alex S. Bayl

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 16th day of June, 2023.



Brandon O'Dazier

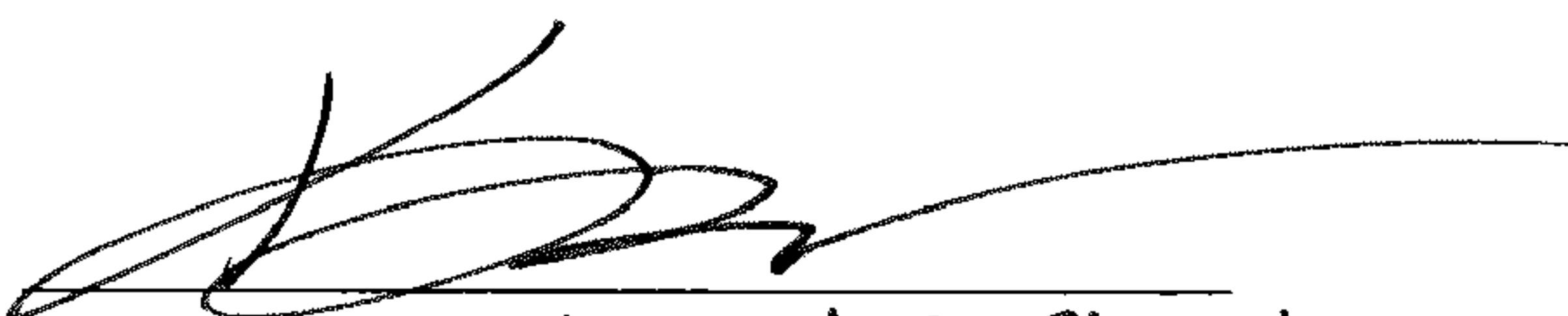


Terri O'Dazier

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandon O'Dazier and Terri O'Dazier whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2023.


 Notary Public : **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**

