

SEND TAX NOTICE TO:
Ashley Routh and Drake Routh
203 Gould Road
Columbiana, AL 35051

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 **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew Ryan Youngblood and Kasey Alana Youngblood, a married couple**, whose address is 247 Crest Lake Drive, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Ashley Routh and Drake Routh**, whose address is 203 Gould Road, Columbiana, AL 35051, (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 **Ashley Routh and Drake Routh, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 203 Gould Road, Columbiana, AL 35051 to-wit:**

BEGIN at the NE Corner of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S87°31'10"W a distance of 934.56' to the POINT OF BEGINNING; thence continue S87° 31'10"W a distance of 1501.52' to the Easterly R.O.W. line of Shelby County Highway 25 to a curve to the right, having a radius of 791.17', subtended by a chord bearing S45°25'36"W, and a chord distance of 273.39'; thence along the arc of said curve and along said R.O.W. line for a distance of 274.77' to the Northerly R.O.W. line of Gould Road; thence leaving said Highway 25 and along said Gould Road R.O.W. line, S55°13'38"E a distance of 43.72'; thence S63°58'10"E and along said R.O.W. line a distance of 78.75' to a curve to the right, having a radius of 623.98', subtended by a chord bearing S51°59'38"E, and a chord distance of 258.94'; thence along the arc of said curve and along said R.O.W. line for a distance of 260.84'; thence S40°01'06"E and along said R.O.W. line a distance of 86.46' to a curve to the left having a radius of 836.91', subtended by a chord bearing S46°50'47"E, and a chord distance of 199.00'; thence along the arc of said curve and along said R.O.W. line for a distance of 199.47' to a reverse curve to the right, having a radius of 509.12', subtended by a chord bearing S47°08'48"E, and a chord distance of 115.76'; thence along the arc of said curve and along said R.O.W. line for a distance of 116.01' to a reverse curve to the left, having a radius of 453.89', subtended by a chord bearing 848°55'34"E, and a chord distance of 131.15'; thence along the arc of said curve and along said R.O.W. line for a distance of 131.67', thence S57°17'47"E and along said R.O.W. line a distance of 87.33' to a curve to the left, having a radius of 360.08', subtended by a chord bearing S62°21'30"E, and a chord distance of 63.54'; thence along the arc of said curve and along said R.O.W. line for a distance of 63.62'; thence S69°03'51"E and along said R.O.W. line a distance of 111.91'; thence N38°06'33"E a distance of 1226.51' to the POINT OF BEGINNING.

Subject property includes a 2022 CLAYTON 43CEE28563BH22 manufactured home, comprise of two sections with the following serial numbers: SAD031899ALA and SAD031899ALB. Said manufactured

home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

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 \$310,000.00 executed and recorded simultaneously herewith.

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 2nd day of August, 2023.

Matthew Ryan Youngblood by Kasey Youngblood, Attorney-In-Fact

Matthew Ryan Youngblood by Kasey Youngblood, Attorney-In-Fact

Kasey Alana Youngblood

Kasey Alana Youngblood

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kasey Alana Youngblood 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.

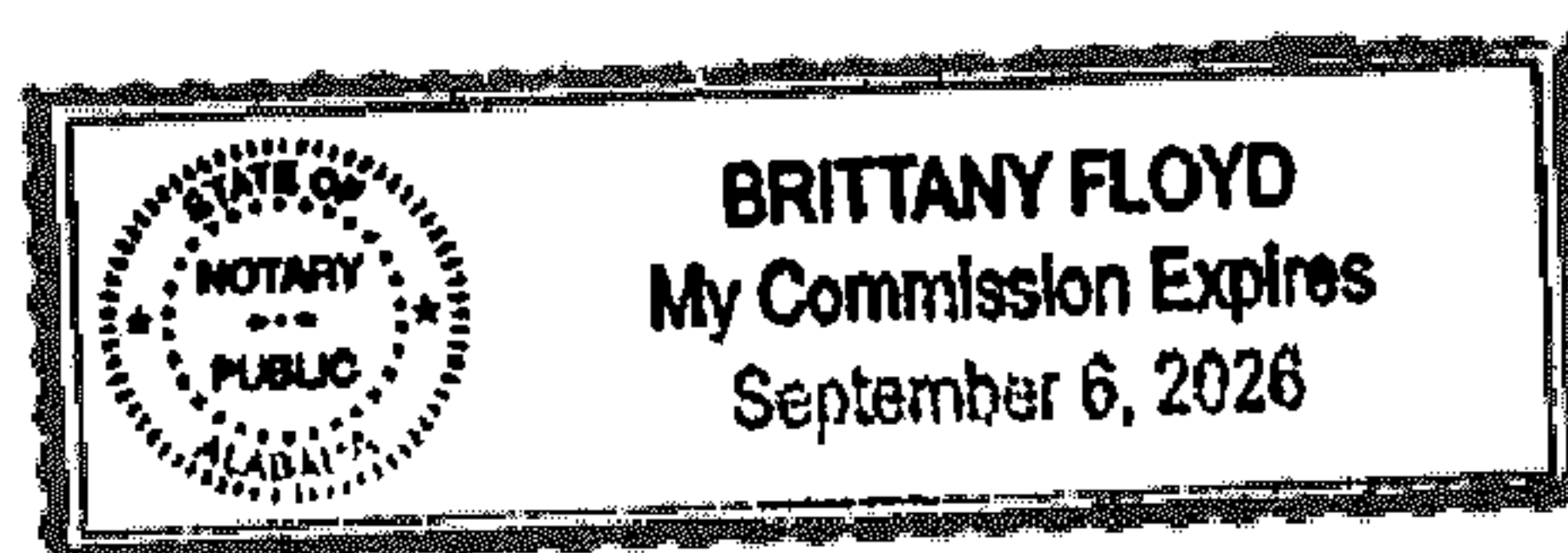
I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Ryan Youngblood by Kasey Youngblood, Attorney-In-Fact whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as such attorney-in-fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 2nd day of August, 2023.

Brittany Floyd

Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2023 02:38:03 PM
\$26.00 PAYGE
20230809000241130

Allen S. Beal