

SEND TAX NOTICE TO:

James Jordan
180 Jordan Lane
Helena, AL 35080

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 **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Kent Jordan, Jr. and Lisa B. Jordan, Husband and Wife**, whose address is 5631 South Shades Crest Rd Bessemer AL 35022, (hereinafter "Grantor", whether one or more), by **James Jordan**, whose address is 180 Jordan Lane, Helena, AL 35080, (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 **James Jordan**, the following described real estate situated in Shelby County, Alabama, the address of which is **180 Jordan Lane, Helena, AL 35080** to-wit:

Parcel I: Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 4 West and run Westerly along North line of said 1/4-1/4 section a distance of 330.00 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 1103.92 feet to point of beginning; thence turn right an angle of 91 degrees 23 minutes 15 seconds for a distance of 374.86 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 220.80 feet; thence turn an angle left of 88 degrees 36 minutes 45 seconds for a distance of 374.86 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 220.78 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 4 West and run Westerly along North line of said 1/4-1/4 section a distance of 330.00 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 1103.92 feet to point of beginning; thence turn right an angle of 76 degrees 7 minutes for a distance of 207.14 feet; thence turn an angle left of 75 degrees 26 minutes for a distance of 166.10 feet; thence turn an angle left of 87 degrees 56 minutes 30 seconds for a distance of 199.30 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 220.78 feet to point of beginning.

Parcel II:

Commence at the NE corner of the NW 1/4 of NE 1/4 of Section 8, Township 21 South, Range 4 West and run Westerly along North line of said 1/4-1/4 section a distance of 330.00 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 883.14 feet to point of beginning; thence turn right an angle of 91 degrees 23 minutes 15 seconds

for a distance of 374.86 feet; thence turn an angle left 91 degrees 23 minutes 15 seconds for a distance of 220.80 feet; thence turn an angle left of 88 degrees 36 minutes 45 seconds for a distance of 374.86 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 220.78 feet to point of beginning; being situated in Shelby County, Alabama.

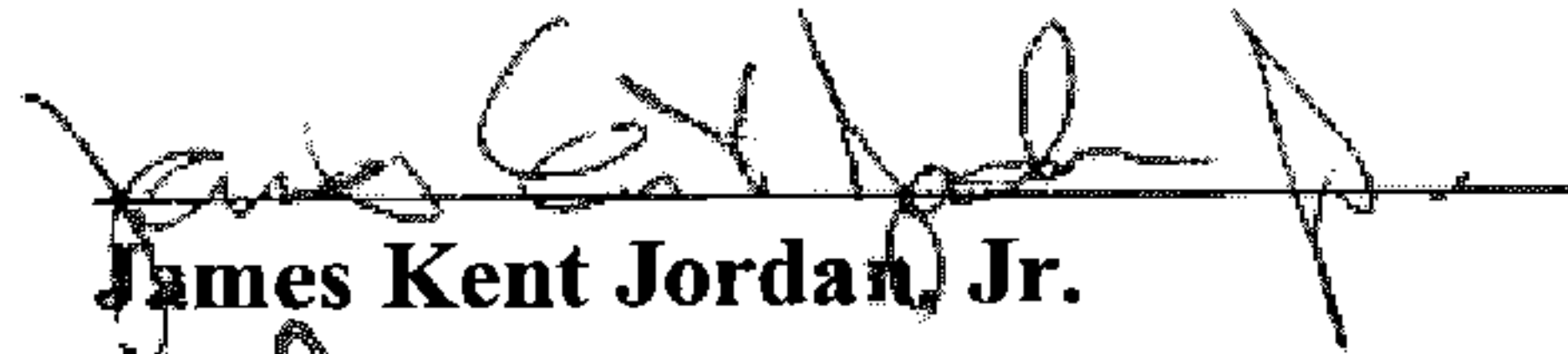
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

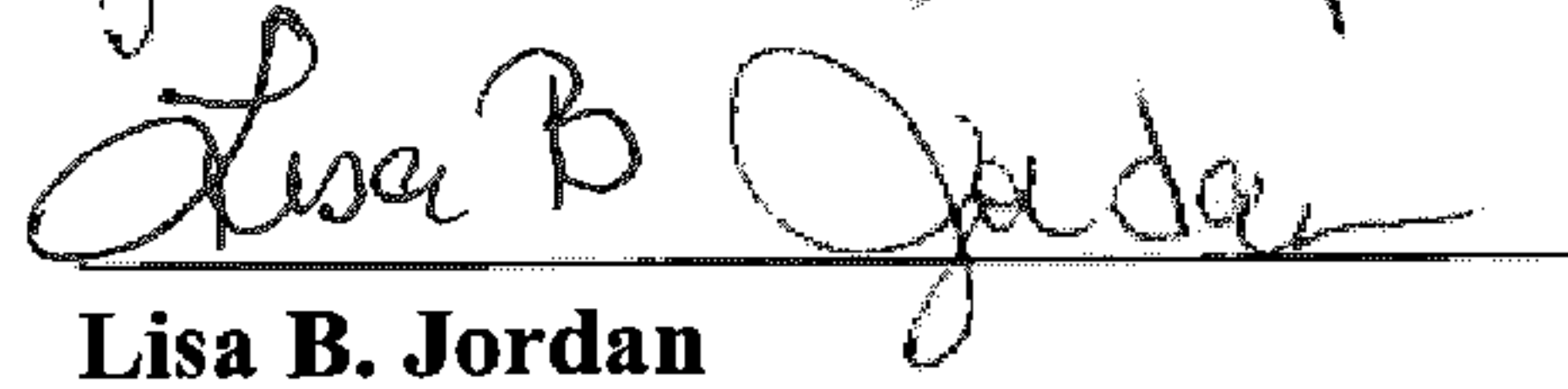
Subject to a third-party mortgage in the amount of \$209,750.00 executed and recorded simultaneously herewith.

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.

James Kent Jordan, Jr. is one and the same person as James Kent Jordan, Sr. for the purposes of this real estate transaction.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2023.

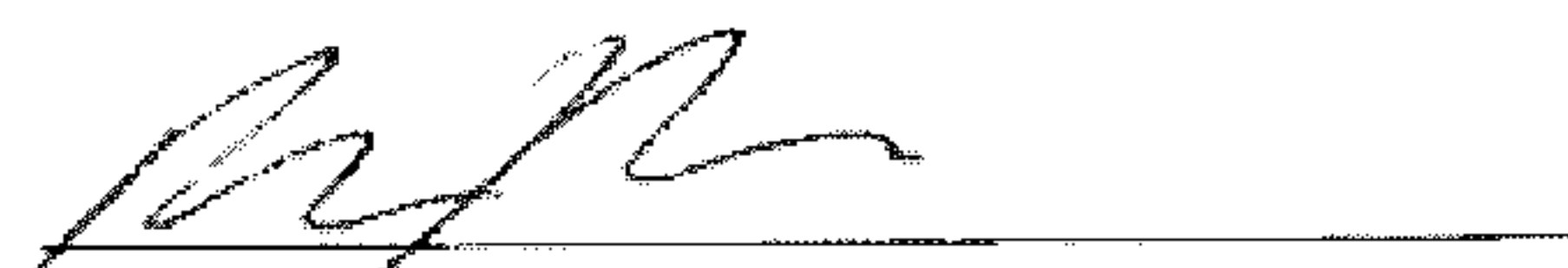

James Kent Jordan, Jr.


Lisa B. Jordan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James Kent Jordan, Jr. and Lisa B. Jordan 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 5th day of September, 2023.


Notary Public
My Commission Expires: 3/17/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 01:37:14 PM
\$68.50 PAYGE
20230906000269820

