

SEND TAX NOTICE TO:

Edward Michael Conway, Sr. and Andra Conway
8060 Sweet Creek Road
John Creek, GA 30097

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 **THIRTY THOUSAND AND 00/100 (\$30,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephanie Corinne Ward, as Personal Representative of the Estate of Amy W. Ward, deceased, Montgomery County Probate Case No. 22-00883**, whose address is PO Box 242516, Montgomery, AL 36124, (hereinafter "Grantor", whether one or more), by **Edward Michael Conway, Sr. and Andra Conway**, whose address is 8060 Sweet Creek Road, John Creek, GA 30097, (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 **Edward Michael Conway, Sr. and Andra Conway, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is **0 Chelsea Road, Columbiana, AL 35051** to-wit:

COMMENCE AT A PILE OF ROCKS LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 88°05'40" WEST FOR A DISTANCE OF 721.02 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 02°29'59" EAST FOR A DISTANCE OF 707.68 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE NORTHERLY RIGHT-OF-WAY OF SEALE DRIVE (20' PRESCRIPTIVE RIGHT-OF-WAY); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 52°01'33" WEST FOR A DISTANCE OF 212.40 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 34°12'34" WEST FOR A DISTANCE OF 130.00 FEET TO A FOUND 1/2" CAPPED REBAR "RYS"; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 73°58'49" WEST FOR A DISTANCE OF 289.14 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE CONTINUE NORTH 73°58'49" WEST FOR A DISTANCE OF 99.71 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WEST LINE OF THE SAID 1/4-1/4 SECTION AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTH 00°08'39" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 315.70 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID WEST LINE, RUN SOUTH 88°20'43" WEST FOR A DISTANCE OF 291.70 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE EASTERLY RIGHT-OF-WAY OF CHELSEA ROAD (80' R.O.W.), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 860.20 FEET, A DELTA ANGLE OF 13°50'31", A CHORD BEARING OF NORTH 28°48'30" WEST, AND A CHORD DISTANCE OF 207.31 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY FOR A DISTANCE OF 207.82 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 41°57'18" EAST FOR A DISTANCE OF 103.21 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" IN A DITCH; THENCE RUN NORTH 31°14'36" EAST FOR A DISTANCE OF 61.52 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" IN A DITCH; THENCE RUN NORTH 25°28'13" EAST FOR A DISTANCE OF 151.65 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" IN A DITCH; THENCE RUN NORTH 32°30'04" EAST FOR A DISTANCE OF 47.10 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" IN A DITCH; THENCE RUN NORTH 54°33'04" EAST FOR A DISTANCE OF 24.49 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" IN A DITCH; THENCE LEAVING SAID DITCH, RUN NORTH 89°08'42" EAST FOR A DISTANCE OF 181.36 FEET TO A FOUND 1"

**OPEN TOP PIPE ON THE WEST LINE OF SAID 1/4-1/4 SECTION; THENCE CONTINUE
ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION SOUTH 00°08'39" WEST FOR A
DISTANCE OF 180.42 FEET TO THE POINT OF BEGINNING.**

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.

Amy W. Ward aka Amy Crump is the surviving grantee of that deeds recorded in Deed Book 175, Page 11; Deed Book 162, Page 345 and Deed Book 188, Page 410, in the Probate Office of Shelby County, Alabama; the other grantee James C. Crump, having died on or about the 15 day of July, 1961; and deed recorded in Deed Book 251, Page 537, in the Probate Office of Shelby County, Alabama; the other grantee Joseph C. Ward, having died on or about the 10th day of November, 2012.

Amy Walton Ward, Amye Crump, and Amy Crump, the grantee in deed recorded in Deed Book 251, Page 537; Deed Book 175, Page 11; Deed Book 162, Page 345 and Deed Book 188, Page 410, is one and the same person as Amy Pauline Walton Ward.

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 31st day of August, 2023.

**Stephanie Corinne Ward, as Personal Representative of the Estate of Amy W. Ward, deceased,
Montgomery County Probate Case No. 22-00883**

By: Stephanie Corinne Ward

Stephanie Corinne Ward, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie Corinne Ward, Personal Representative of Stephanie Corinne Ward, as Personal Representative of the Estate of Amy W. Ward, deceased, Montgomery County Probate Case No. 22-00883 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 e as such Executor/Administrator and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

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

Brittany Floyd

Notary Public

My Commission Expires:



