

I
his Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2023-08-6671
Documentary Evidence: Sales Contract

Send Tax Notice To:
Alan Moncrief
2949 Pearson Chapel Road
Alexander City, AL 35010

(Grantees' Mailing Address)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Eight Thousand Nine Hundred Eighty Two and 00/100 Dollars (\$88,982.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Bolivar Creek LLC**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Alan Moncrief**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A:

ADDRESS OF PROPERTY: 205 Stamps Lane, Chelsea, AL 35043

\$ 162,460.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

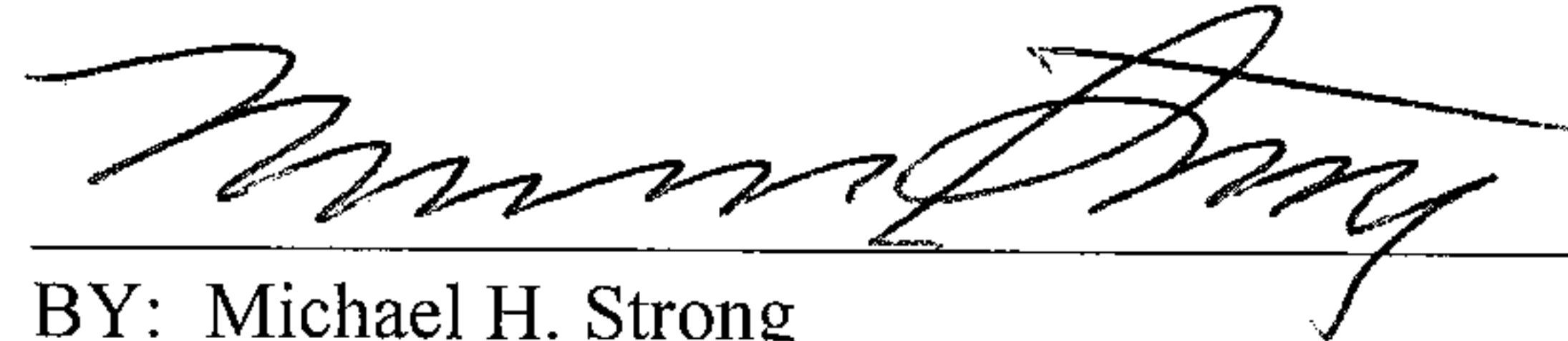
SUBJECT TO THE FOLLOWING:

1. No Mobile Homes, no commercial business, no commercial breeding or kennels, no cell or other towers
2. No vehicles, trailers, equipment or materials stored that are not covered and visible from the Remaining Bolivar Creek Property

TO HAVE AND TO HOLD unto said Grantee.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal, to be effective the 25th day of September, 2023.

Bolivar Creek LLC

 (Seal)

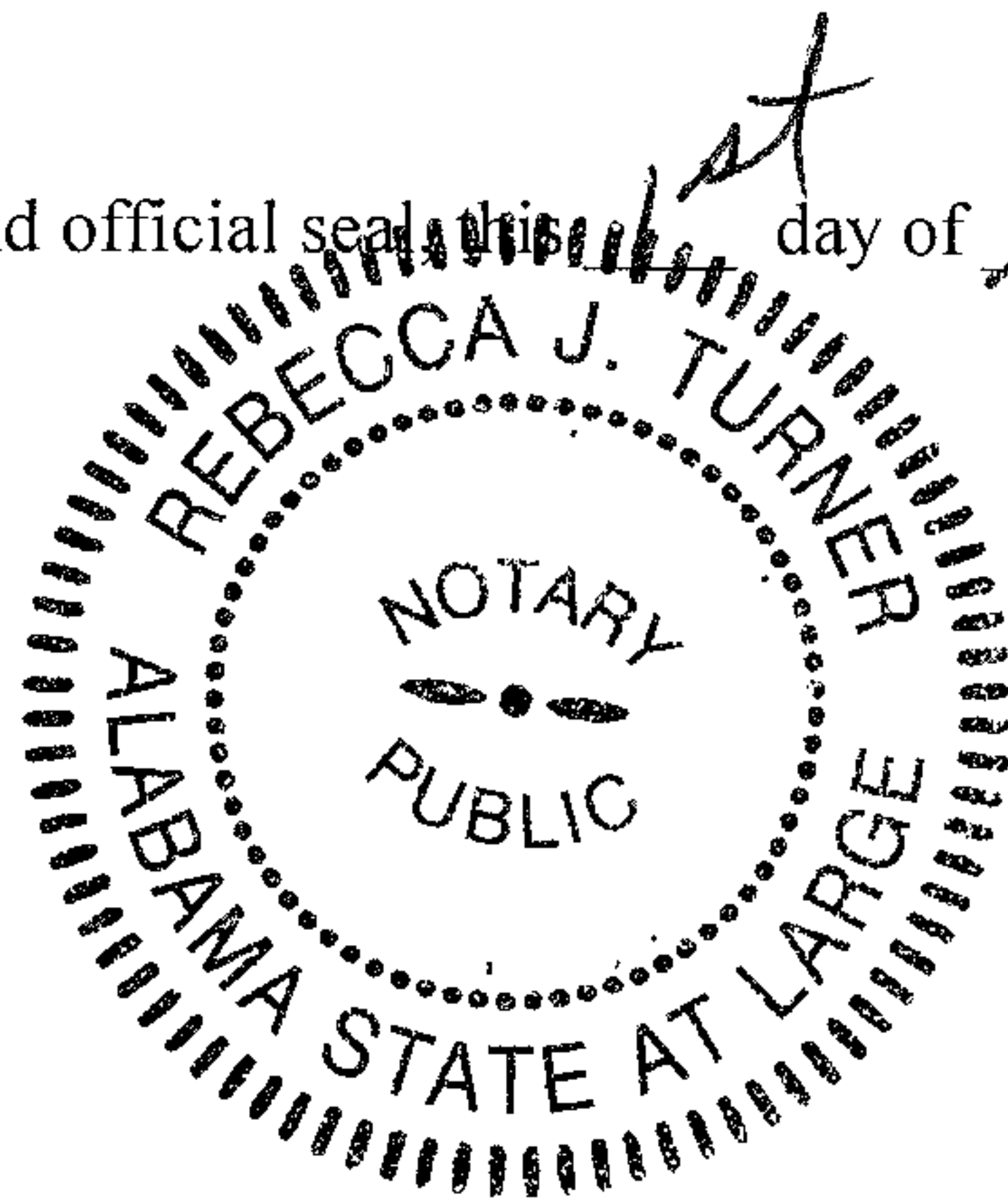
BY: Michael H. Strong

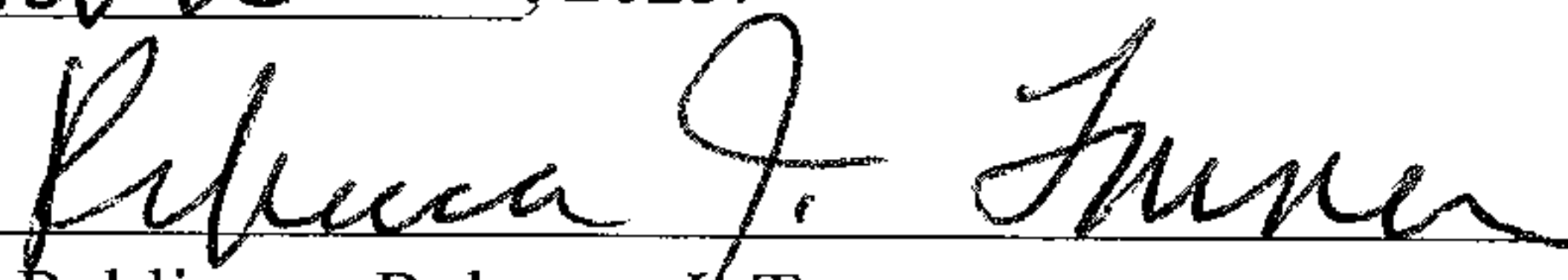
ITS: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Strong, whose name is signed as Member of **Bolivar Creek LLC**, to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such Member executed with full Authority, the same voluntarily on the date the same bears date.

Given under my hand and official seal this 25th day of September, 2023.




Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:

P. O. Box 520
Chelsea, AL 35043

Exhibit A

A portion of the Bolivar Creek Tract described in Instrument 20020827000408980, as recorded in the Office of Probate for Shelby County, Alabama, being in the SW ¼ of the SE ¼ of Section 17, Township 20 South, Range 1 West, and being more particularly described as follows:

Beginning at a 4" concrete monument found at the Southeast corner of Lot 5A of the Stamps Family Subdivision II as recorded in Map Book 41, page 103, in the Probate Office of Shelby County, Alabama and marking the Northeast corner of the Southwest ¼ of the Southeast ¼ of Section 17, Township 20 South, Range 1 West; thence along the South line of Lots 5A and 4A of said subdivision South 87 degrees 17 minutes 55 seconds West a distance of 614.74 feet to a point in the centerline of present day Bolivar Creek; thence the following calls meandering along the approximate centerline of said Bolivar Creek, South 26 degrees 49 minutes 17 seconds East a distance of 49.73 feet; thence South 06 degrees 50 minutes 47 seconds West a distance of 33.37 feet; thence South 20 degrees 06 minutes 06 seconds West a distance of 19.87 feet; thence South 08 degrees 35 minutes 42 seconds East a distance of 43.57 feet; thence South 41 degrees 17 minutes 38 seconds East a distance of 40.02 feet; thence South 64 degrees 25 minutes 52 seconds East a distance of 33.09 feet; thence North 84 degrees 21 minutes 07 seconds East a distance of 36.98 feet; thence North 32 degrees 41 minutes 44 seconds East a distance of 28.41 feet; thence North 63 degrees 27 minutes 48 seconds East a distance of 16.21 feet; thence South 69 degrees 22 minutes 38 seconds East a distance of 11.77 feet; thence South 30 degrees 58 minutes 49 seconds East a distance of 15.95 feet; thence South 13 degrees 05 minutes 27 seconds East a distance of 19.97 feet; thence South 18 degrees 48 minutes 12 seconds West a distance of 86.72 feet; thence South 02 degrees 53 minutes 57 seconds East a distance of 31.29 feet; thence South 59 degrees 23 minutes 45 seconds East a distance of 39.14 feet; thence North 57 degrees 46 minutes 37 seconds East a distance of 24.57 feet; thence North 43 degrees 16 minutes 35 seconds East a distance of 26.25 feet; thence North 24 degrees 59 minutes 50 seconds East a distance of 23.97 feet; thence North 52 degrees 44 minutes 08 seconds East a distance of 10.16 feet; thence South 63 degrees 52 minutes 26 seconds East a distance of 9.71 feet; thence South 34 degrees 50 minutes 30 seconds East a distance of 19.82 feet; thence South 19 degrees 20 minutes 51 seconds East a distance of 59.21 feet; thence South 13 degrees 30 minutes 29 seconds East a distance of 44.29 feet; thence South 04 degrees 50 minutes 56 seconds East a distance of 47.39 feet; thence South 34 degrees 51 minutes 38 seconds East a distance of 50.70 feet; thence South 40 degrees 08 minutes 03 seconds East a distance of 22.34 feet; thence South 28 degrees 17 minutes 06 seconds West a distance of 15.92 feet; thence South 53 degrees 47 minutes 41 seconds West a distance of 62.16 feet; thence South 34 degrees 13 minutes 43 seconds East a distance of 20.29 feet; thence South 72 degrees 19 minutes 55 seconds East a distance of 110.79 feet; thence South 58 degrees 49 minutes 27 seconds East a distance of 53.11 feet; thence South 49 degrees 23 minutes 25 seconds East a distance of 20.86 feet; thence North 80 degrees 16 minutes 41 seconds East a distance of 33.62 feet; thence North 72 degrees 19 minutes 21 seconds East a distance of 75.07 feet; thence South 89 degrees 42 minutes 33 seconds East a distance of 24.48 feet; thence South 61 degrees 35 minutes 16 seconds East a distance of 32.14 feet; thence departing the centerline of said creek North 00 degrees 51 minutes 14 seconds East a distance of 642.82 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2023 12:01:09 PM
 \$117.00 JOANN
 20230926000287990

Allen S. Bayl