

SEND TAX NOTICE TO:

Bradley A. Roberson and Emily M. Roberson
3422 Indian Lake Trail
Pelham, AL 35124

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 **FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$575,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Evan Robert VanArsdale and Laura VanArsdale, husband and wife**, whose address is 101 Cahaba Oaks Lane Pelham AL. 35124 (hereinafter "Grantor", whether one or more), by **Bradley A. Roberson and Emily M. Roberson**, whose address is 3422 Indian Lake Trail Pelham AL. 35124 (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 **Bradley A. Roberson and Emily M. Roberson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3422 Indian Lake Trail, Pelham, AL 35124 to-wit:**

A parcel of land in the Southwest quarter of the Northwest quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; described as follows; Commence at the Southwest corner of said 1/4-1/4 Section, thence run East along the South quarter-quarter line 636.0 feet to the point of beginning; thence turn left 87 degrees 11 minutes and run Northeast 346.24 feet to a point of the Southern right-of-way of Indian Lake Trail, thence turn right 69 degrees 36 minutes and run Northeast 205.78 feet along said right-of-way to the point of a clockwise curve having a Delta Angle of 00 degrees 12 minutes 30 seconds and a radius of 238.82 feet and a chord of 0.87 feet; thence run along the arc of said curve 0.87 feet; thence turn right 99 degrees 05 minutes 22 seconds from the chord of said curve and run Southeast 412.51 feet to a point on the South quarter-quarter line, and thence turn right 98 degrees 21 minutes 23 seconds and run West 274.00 feet along the North quarter-quarter line to the 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 \$437,000.00 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 6th day of October, 2023.

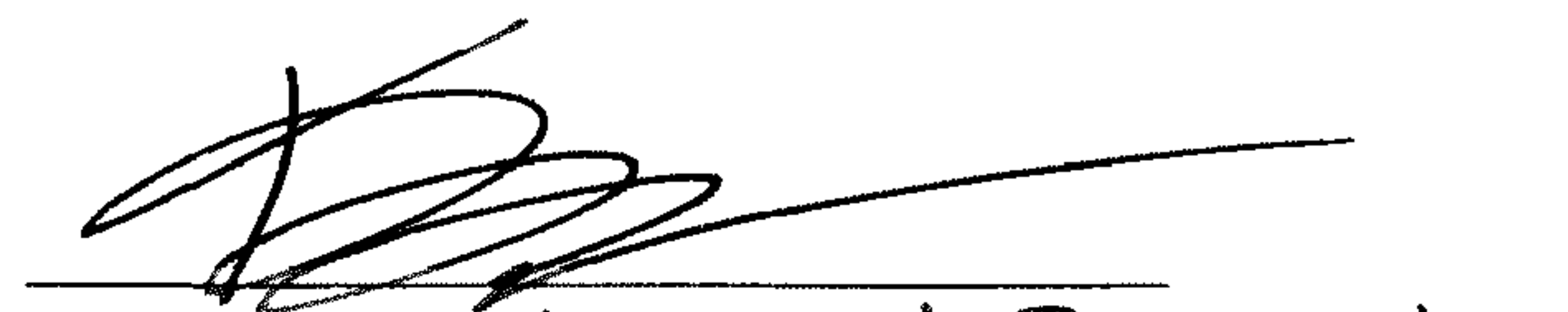

Evan Robert VanArsdale

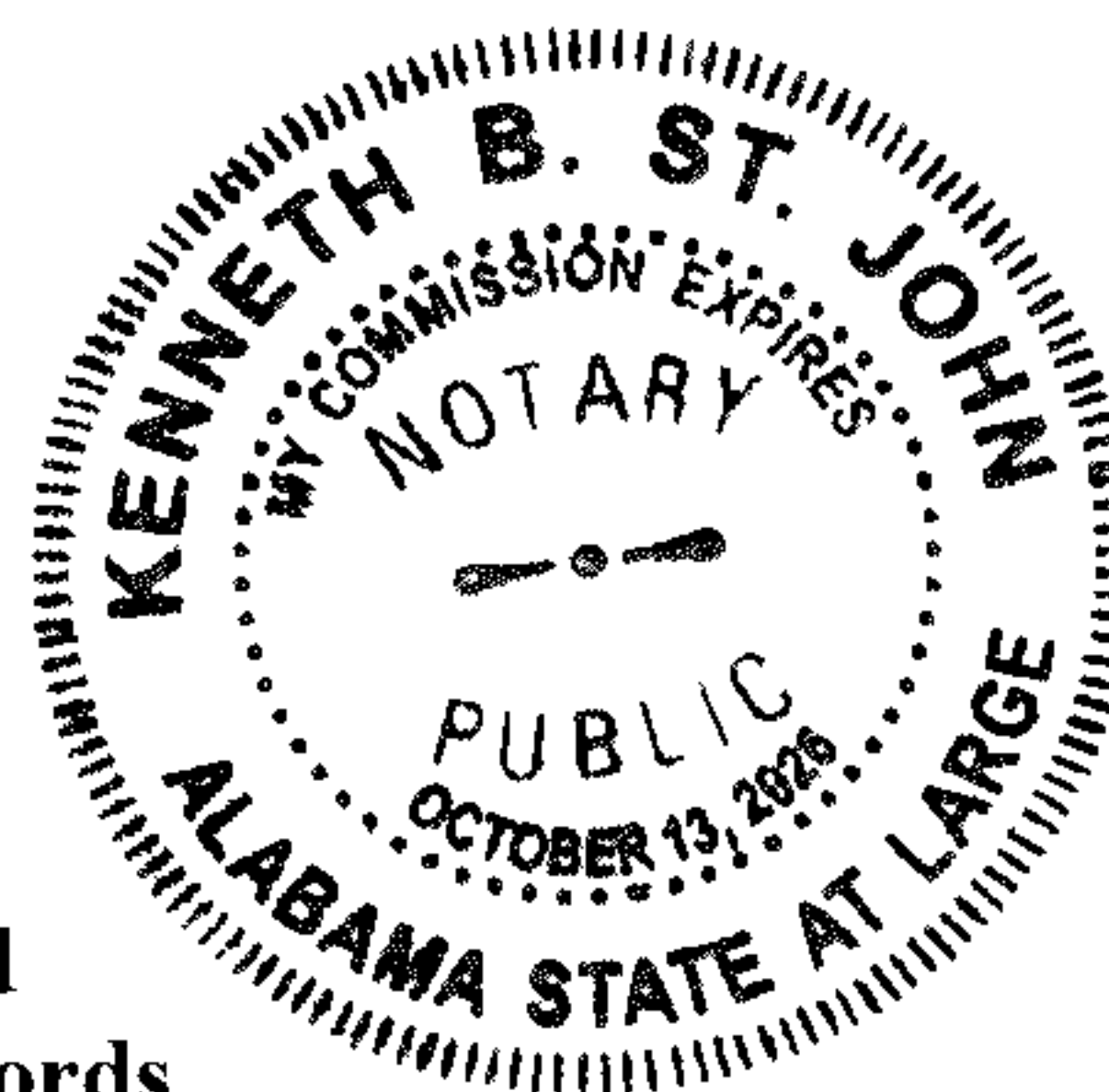

Laura VanArsdale

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Evan Robert VanArsdale and Laura VanArsdale 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 6th day of October, 2023.


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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/06/2023 11:48:28 AM
 \$163.00 JOANN
 20231006000299240

