

SEND TAX NOTICE TO:

David Slimp
15436 Forest View Lane
Stapleton, AL 36578

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 **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Whitney Smith Perdue, an unmarried woman**, whose address is 1046 Highway 61, Columbiana, AL 35051 (hereinafter "Grantor", whether one or more), by **David Slimp**, whose address is 15436 Forest View Lane, Stapleton, AL 36578 (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, **David Slimp**, the following described real estate situated in Shelby County, Alabama, **the address of which is Highway 61 Vacant Land (24 acres more or less), Columbiana, AL 35051 to-wit:**

**A parcel of land located in Section 7 Township 22 South, Range 1 East Shelby County, Alabama, and being more particularly described as follows:
Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF BEGINNING; thence with a bearing of N 00°26'45" W a distance of 699.86 feet to a point; thence with a bearing of N 89°07'05" W a distance of 721.94 feet to a point; thence with a bearing of N 47°35'20" W a distance of 108.83 feet to a point; thence with a bearing of N 46°15'48" W a distance of 15.65 feet to a point; thence with a bearing of N 39°10'18" W a distance of 53.74 feet to a point; thence with a bearing of N 23°06'34" W a distance of 55.98 feet to a point; thence with a bearing of N 04°51'45" E a distance of 108.10 feet to a point; thence with a bearing of N 25°43'50" E a distance of 60.94 feet to a point; thence with a bearing of N 38°50'40" E a distance of 83.68 feet to a point; thence with a bearing of N 29°39'23" E a distance of 71.50 feet to a point; thence with a bearing of N 18°31'26" E a distance of 50.18 feet to a point; thence with a bearing of N 13°31'34" E a distance of 103.00 feet to a point; thence with a bearing of N 13°33'23" E a distance of 103.49 feet to a point; thence with a bearing of N 09°33'17" E a distance of 118.11 feet to a point; thence with a bearing of N 08°09'39" E a distance of 125.73 feet to a point; thence with a bearing of N 16°53'44" E a distance of 101.53 feet to a point; thence with a bearing of N 35°33'34" E a distance of 81.11 feet to a point; thence with a bearing of N 35°06'27" E a distance of 206.88 feet to a point; thence with a bearing of N 32°37'37" E a distance of 101.94 feet to a point; thence with a bearing of N 38°39'06" E a distance of 116.93 feet to a point; thence with a bearing of N 34°42'27" E a distance of 112.33 feet to a point; thence with a bearing of N 22°29'48" E a distance of 56.12 feet to a point; thence with a bearing of N 19°41'29" E a distance of 82.80 feet to a point; thence with a bearing of N 38°31'40" E a distance of 70.42 feet to a point; thence with a bearing of N 54°59'37" E a distance of 91.32 feet to a point; thence with a bearing of N 34°31'41" E a distance of 13.69 feet to a point; thence with a bearing of N 29°06'48" E a**

distance of 57.34 feet to a point; thence with a bearing of N 05°42'14" E a distance of 56.04 feet to a point; thence with a bearing of N 02°23'57" E a distance of 33.41 feet to a point; thence with a bearing of S 89°01'10" E a distance of 30.70 feet to a point; thence with a bearing of S 0°26'45" E a distance of 1,257.04 feet to the POINT OF BEGINNING.

TOGETHER WITH: that certain non-exclusive Access and Utility Easement over, under and across the land described as follows:

An Access and Utility Easement being sixty (60') feet in width over and across part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 7 Township 22 South, Range 1 East Shelby County, Alabama, lying thirty (30') feet each side of the following centerline:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT; thence with a bearing N 0°26'45" W a distance of 1,257.04 feet to a point; thence with a bearing of N 89°01'10" W a distance of 30.70 feet to the POINT OF BEGINNING, said point lying on the Southern Right-of-Way of Montgomery Kymulga Road. Run along the centerline of an existing unimproved road for the following calls (points not monumented): Thence with a bearing of S 02°23'57" W a distance of 33.41 feet to a point; thence with a bearing of S 05°42'14" W a distance of 56.04 feet to a point; thence with a bearing of S 29°06'48" W a distance of 57.34 feet to a point; thence with a bearing of S 34°31'41" W a distance of 13.69 feet to a point; thence with a bearing of S 54°59'37" W a distance of 91.32 feet to a point; thence with a bearing of S 38°31'40" W a distance of 70.42 feet to a point; thence with a bearing of S 19°41'29" W a distance of 82.80 feet to a point; thence with a bearing of S 22°29'48" W a distance of 56.12 feet to a point; thence with a bearing of S 34°42'27" W a distance of 112.33 feet to a point; thence with a bearing of S 38°39'06" W a distance of 116.93 feet to a point; thence with a bearing of S 32°37'37" W a distance of 101.94 feet to a point; thence with a bearing of S 35°06'27" W a distance of 206.88 feet to a point; thence with a bearing of S 35°33'34" W a distance of 81.11 feet to a point; thence with a bearing of S 16°53'44" W a distance of 101.53 feet to a point; thence with a bearing of S 08°09'39" W a distance of 125.73 feet to a point; thence with a bearing of S 09°33'17" W a distance of 118.11 feet to a point; thence with a bearing of S 13°33'23" W a distance of 103.49 feet to a point; thence with a bearing of S 13°31'34" W a distance of 103.00 feet to a point; thence with a bearing of S 18°31'26" W a distance of 50.18 feet to a point; thence with a bearing of S 29°39'23" W a distance of 71.50 feet to a point; thence with a bearing of S 38°50'40" W a distance of 83.68 feet to a point; thence with a bearing of S 25°43'50" W a distance of 60.94 feet to a point; thence with a bearing of S 04°51'45" W a distance of 108.10 feet to a point; thence with a bearing of S 23°06'34" E a distance of 55.98 feet to a point; thence with a bearing of S 39°10'18" E a distance of 53.74 feet to a point; thence with a bearing of S 46°15'48" E a distance of 15.65 feet to a point; thence with a bearing of S 47°35'20" E a distance of 108.83 feet to a point, said point being the POINT OF ENDING.

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 \$0.00 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.

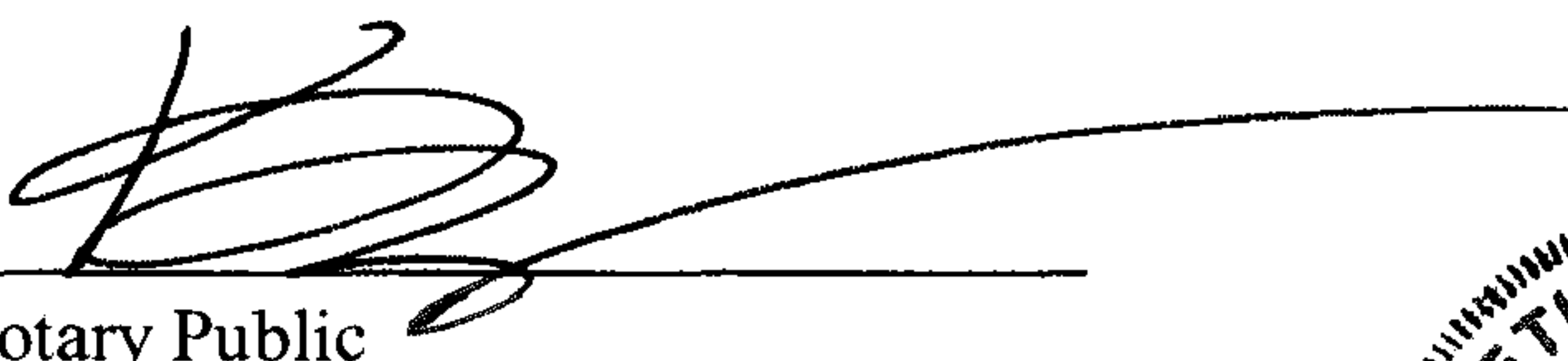
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of October, 2023.


Whitney Smith Perdue

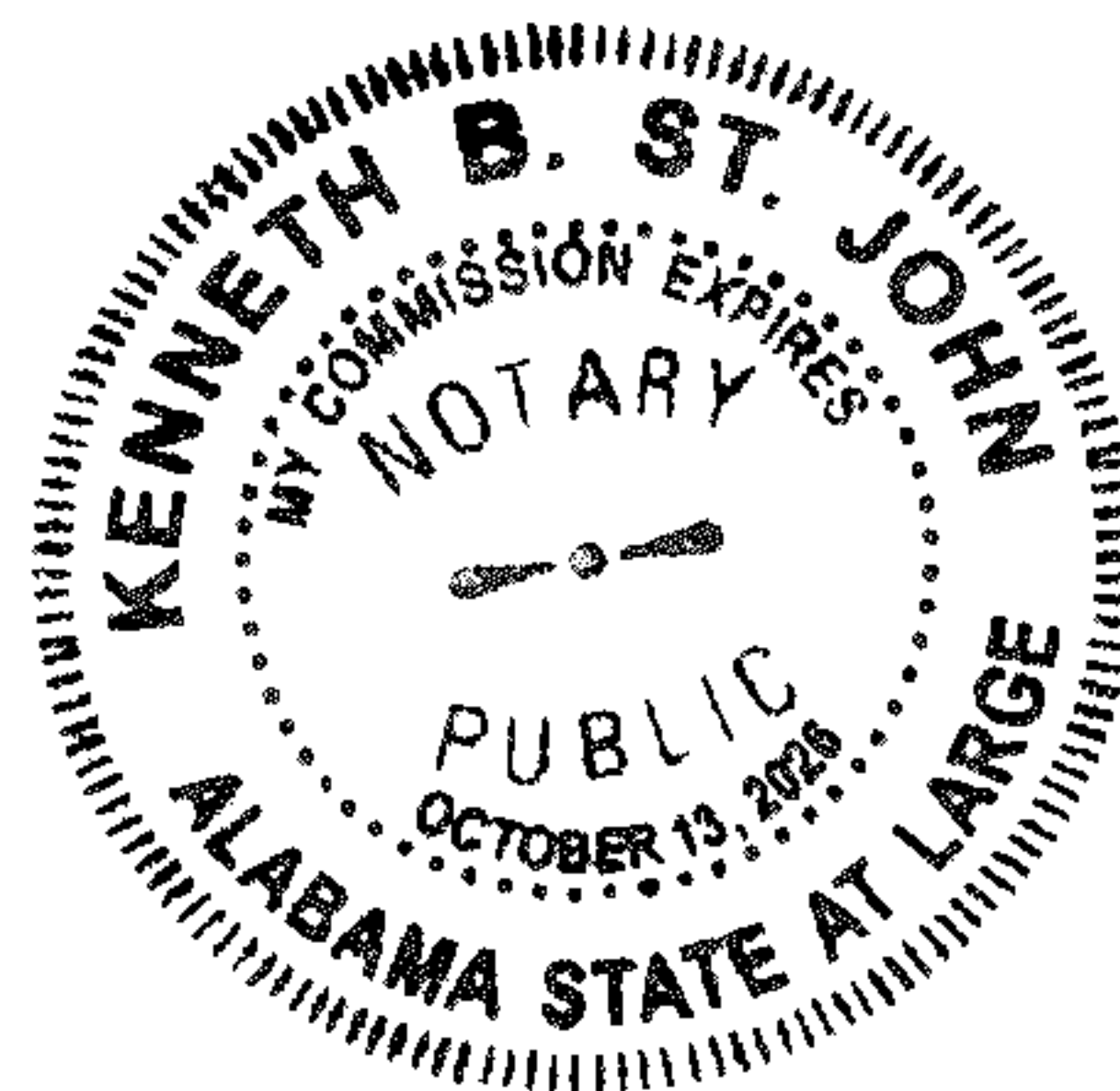
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Whitney Smith Perdue**, whose name is 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, she 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
Printed Name: 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
10/09/2023 08:06:50 AM
\$203.00 JOANN
20231009000299740

