

Send Tax Notice to:
Sheryl L. Early and Richard Early
2065 Forest Lakes Ln
Sterrett AL 35147

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-13299

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY FIVE THOUSAND AND 00/100 (\$45,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned John Anthony Joseph and Carolyn Joseph, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

320 Joseph Dr Columbiana AL 35051

by Sheryl L. Early and Richard Early (herein referred to as "Grantee," whether one or more), whose mailing address is

2065 Forest Lakes Lane, Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of Industrial Parkway West, #0, Columbiana, AL 35051, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

Anthony D. Joseph grantee in deed recorded in Book 293 page 62 is one and the same person as Douglas Joseph grantor in Inst.# 2001-14006.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11th day of October, 2023


John Anthony Joseph


Carolyn Joseph

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Anthony Joseph and Carolyn Joseph 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 11 day of October, 2023.

Notary Public
My Commission Expires:



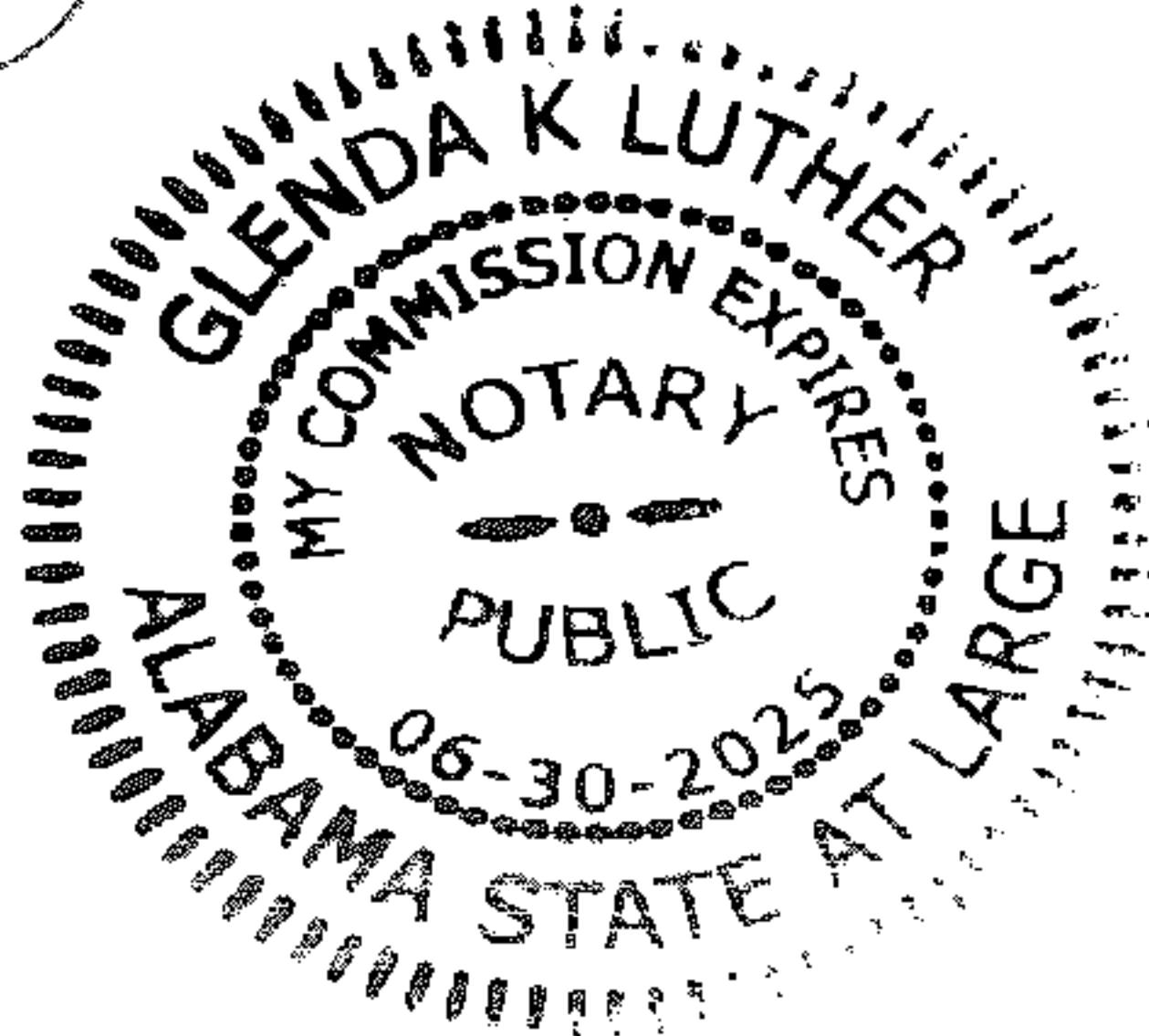


EXHIBIT A**Property 1:**

A tract of land in the NE 1/4 of SE 1/4 of Section 23, Township 21, Range 1 West, commence at the point of intersection of the North line of the NE 1/4 of SE 1/4 of said Section with the West right of way line of the Southern Railroad for the point of beginning; thence run West along with the North line of said 1/4 Section a distance of 195 feet, more or less, to a point on the West right of way line of Shelby County Highway No.47; thence continue West along said North line of said 1/4 -1/4 Section a distance of 771.29 feet to a point; thence turn an angle to the left of 129 deg. 05 min. and run in a Southeasterly direction along an old fence line a distance of 742.87 feet to a point on the West right of way line of Southern Railroad; thence run in a Northeasterly direction a distance of 770 feet, more or less, to the point of beginning.

Less and Except the following parcel:

Commence at a concrete monument in place accepted as the Northeast corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 87 degrees 42 minutes 33 seconds West along the North boundary of said Section for a distance of 1373.11 feet; thence proceed South 02 degrees 35 minutes 09 seconds West for a distance of 2641.24 feet to a 1/2-inch pipe in place locally accepted as the Northwest corner of the NE 1/4 of the SE 1/4 of said Section 23; thence proceed South 32 degrees 38 minutes 02 seconds East for a distance of 519.30 feet to a point on the Northerly right of way of Parkway Road; thence proceed South 32 degrees 38 minutes 02 seconds East for a distance of 61.67 feet to a point on the Southerly right of way of said Parkway Road and the point of beginning; from this beginning point continue South 32 degrees 38 minutes 02 seconds East for a distance of 166.08 feet to a point on the Northerly right of way of the Norfolk Southern Railroad; thence proceed North 44 degrees 29 minutes 47 seconds East along the Northerly right of way of said railroad for a distance of 226.91 feet; thence proceed North 44 degrees 36 minutes 01 seconds East along the Northerly right of way of said railroad for a distance of 337.42 feet to its point of intersection with the Westerly right of way of Shelby County Highway No. 47; thence proceed North 08 degrees 00 minutes 26 seconds West along the Westerly right of way of said Shelby County Highway No. 47 for a distance of 133.37 feet to its point of intersection with the Southerly right of way of said Parkway Road; thence proceed Southwesterly along the Southerly right of way of said Parkway Road and along the curvature of a concave curve left having a delta angle of 57 degrees 17 minutes 32 seconds and a radius of 62.99 feet for a chord bearing and distance of South 53 degrees 26 minutes 01 seconds East, 60.39 feet to the P.T. of said curve; thence proceed South 26 degrees 54 minutes 47 seconds West along the Southerly right of way of said Parkway Road for a distance of 144.32 feet to the P.C. of a concave curve right having a delta angle of 43 degrees 49 minutes 15 seconds and a radius of 360.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 48 degrees 49 minutes 24 seconds West, 268.67 feet to the P.T. of said curve; thence proceed South 70 degrees 44 minutes 02 seconds West along the Southerly right of way of said road for a distance of 159.83 feet to the point of beginning.

The above-described land is located in the NE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2023 12:49:30 PM
\$73.00 BRITTANI
20231016000305350

Allen S. Bayl