

Send Tax Notice to:
Landon Wadley and Kristina Wadley
4037 Falliston Dr.
Helena, AL 35080

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-11120**

67% IN CHILTON AND 33% IN SHELBY – ESTIMATED
FOR TRANSER TAX PURPOSES
109,210 IN CHILTON 53,790 IN SHELBY

STATE OF ALABAMA
COUNTY OF SHELBY AND CHILTON

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THREE THOUSAND AND 00/100 (\$163,000.00) 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 **Charles Lynn Bush and Karen S. Bush, a married couple (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

365 County Road 1053, Montevallo, AL 35115

by **Landon Wadley and Kristina Wadley (herein referred to as “Grantee,” whether one or more)**, whose mailing address is

4037 Falliston Dr., Helena, AL 35080

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 **Bridlewood Farms Rd #2, Montevallo, AL 35115**.
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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$163,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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.

Chilton County, AL
Judge JASON L. CALHOUN
Filed/cert 9/11/2023 1:54:19 PM
Total: \$26.75
4 Pages
Type: R Book: 2023 Page: 255506
Inst: 255506

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21 day of August, 2023.

[Signature]
Charles Lynn Bush

[Signature]
Karen S. Bush

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles Lynn Bush and Karen S. Bush 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 21 day of August, 2023.

[Signature]
Notary Public
My Commission Expires: 05/02/2026

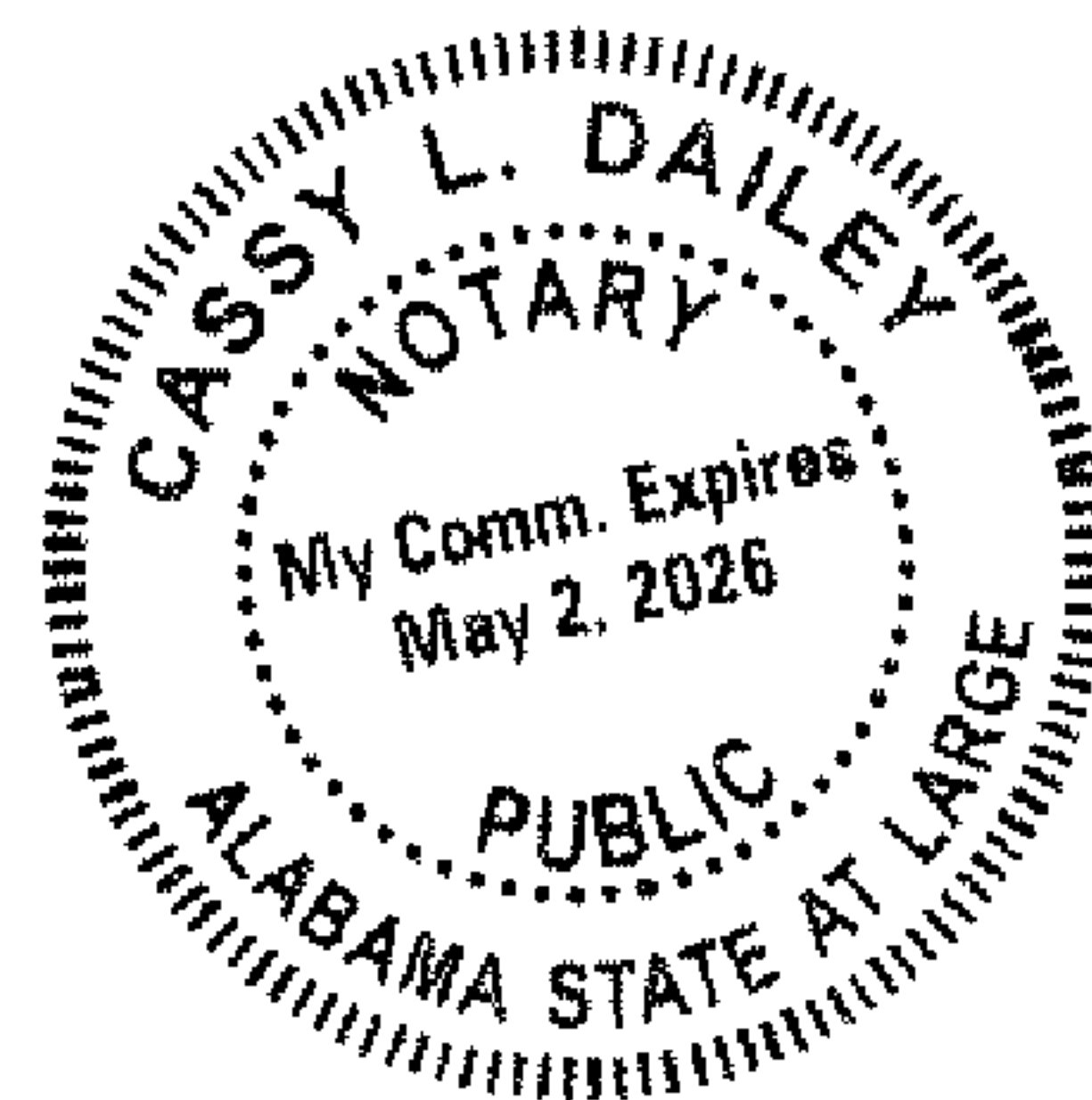


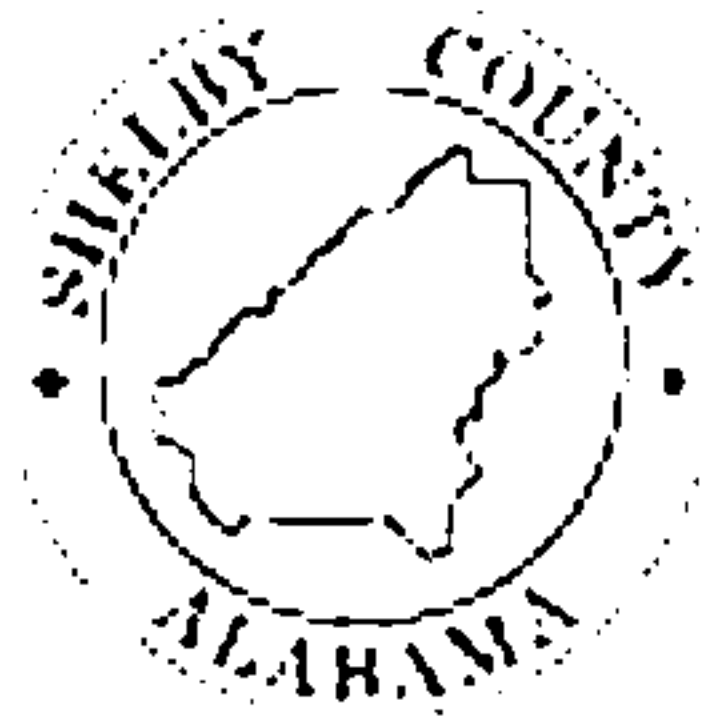
EXHIBIT A**Property Legal Description (Chilton and Shelby County, Alabama)**

From a 4" x 4" concrete monument accepted as the SW corner of the SW 1/4 – NW 1/4 of Section 21, T24N-R12E, being the point of beginning of herein described parcel of land, run thence East along the accepted South boundary of said SW 1/4-NW1/4 for a distance of 757.64 feet to a 1/2" rebar that is 550.00 feet West of a 4" x4" concrete monument accepted as the SE corner of said SW 1/4-NW 1/4; thence turn 98°13'21" left and run 569.28 feet to a 1/2" rebar in the center of a 60' easement for ingress and egress, thence turn 29°40'03" left and run 604.96 feet to a 1/2" rebar on an accepted property line thence turn 94°07'57" left and run 100.00 feet along an accepted property line to a 5/8" rebar, thence turn 31°10'39" right and run 239.82 feet along an accepted property line to a 5/8" rebar on the accepted East boundary of the SE 1/4-NE1/4 of Section 20, T24N-R12E, thence turn 79°28'18" left and run 25.00 feet to a 1/2" rebar in the center of a 60' easement for ingress and egress; thence turn 89°25'20" right and run 367.02 feet along said easement centerline to a 1/2" rebar; thence turn 50°57'06" right and run 240.54 feet along said easement centerline to a 1/2" rebar; thence turn 26°38'36" right and run 322.65 feet along said easement centerline to a 1/2" rebar; thence turn 168°29'36" left and run 912.17 feet to a 1/2" rebar in the center of a 60' easement for ingress and egress, said point being on a curve concave to the right, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 93°21'10" left and run a chord distance of 150.54 feet to a 1/2" rebar at the P.T. thence turn 15°34'26" right and run 317.19 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 00°33'39" right and run a chord distance of 109.00 feet to a 1/2" rebar on the accepted West boundary of aforementioned SW1/4-NW1/4 of Section 21, T24N-R12E; thence turn 78°41'39" right and run 419.87 feet along the accepted West boundary of said SW 1/4-NW1/4 to the point of beginning of herein described parcel of land, containing 20.67 acres, situated in the SE 1/4-NE1/4 of Section 20, T24N-R12E and the SW1/4-NW1/4 of Section 21, T24N-R12E, Chilton and Shelby County, Alabama, subject to rights of way and easements of record.

Easement "B" (Bibb, Chilton and Shelby County, Alabama)

From a 4"x4" concrete monument accepted as the S.E. corner of the SW1/4-NW1/4 of Section 21, T24N-R12E, run thence North along the accepted East boundary of said SW1/4-NW1/4 for a distance 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' R.O.W.) thence turn 88°01'34" left and run 224.64 feet to a 1/2" rebar, being the point of beginning of the centerline of herein described 60' easement for ingress and egress, said point being on a curve concave right, having a delta angle of 27°41'57" and tangents of 100.00 feet; thence turn 66°05'07" left and run a chord distance of 191.75 feet to a 1/2" rebar at the P.T.; thence run 13°40'20" right and run 182.27 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 43°05'54" and tangents of 100.00 feet; thence turn 21°32'57" left and run a chord distance of 186.02 feet to a 1/2" rebar at the P.T.; thence turn 21°32'57" left and run 50.83 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 73°55'43" and tangents of 100.00 feet thence turn 36°57'52" right and run a chord distance of 159.80 feet to a 1/2" rebar at the P.T.; thence run 36°57'52" right and run 72.16 feet along said easement center line to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 14°55'02" and tangents of 100.00 feet; thence turn 07°27'31" left and run a chord distance of 191.31 feet to a 1/4" rebar at the P.T.; thence turn 07°27'31" left and run 43.60 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 47°12'58" and tangents of 180.00 feet; thence run 23°36'29" right and run a chord distance of 329.87 feet to a rebar at the P.C. of a curve concave left having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 22°52'16" right and run a chord distance of 144.41 feet to a 1/2" rebar on said curve boundary; thence turn 01°17'53" left and run a chord distance of 109.90 feet to a 1/2" rebar at the P.T.; thence turn 00°33'39" left and run 317.19 feet along said easement centerline to a rebar at the P.C. of a curve concave left having a delta angle of 39°15'45" and tangents of 100.00 feet; thence run 15°34'26" left and run a chord distance of 150.54 feet to a 1/2" rebar on said curve boundary; thence turn 19°37'53" left and run a chord distance of 39.67 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence run 04°59'19" right and run a chord distance of 247.76 feet to a 1/2" rebar at the P.T.; thence run 09°02'46" right and run 212.63 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence run 13°46'53" left and run a chord distance of 388.48 feet to a 1/2" rebar at the P.T.; thence turn 13°46'53" left and run 184.87 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°49'15" right and run a chord distance of 137.60 feet to a 1/2" rebar on said

curve boundary; thence turn $11^{\circ}11'15''$ right and run a chord distance of 59.39 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of $16^{\circ}42'20''$ and tangents of 123.73 feet; thence turn $04^{\circ}59'08''$ left and run a chord distance of 244.83 feet to a 1/2" rebar at the P.T.; thence turn $08^{\circ}21'10''$ left and run 272.98 feet along said easement centerline to a 1/2" rebar; thence turn $10^{\circ}46'39''$ right and run 815.38 feet along said easement centerline to a 1/2" rebar; thence run $11^{\circ}06'26''$ left and run 1163.52 feet to a point of termination of herein described 60' easement for ingress and egress in the center of a cul-de-sac 50' radius.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2023 11:49:50 AM
\$32.00 BRITTANI
20231106000325630

Allie S. Boyd