

Send tax notice to:  
CASEY MORRIS  
12276 OLD HWY 280  
CHELSEA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2023292T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GERRIE F HANSFORD, A SINGLE INDIVIDUAL** whose mailing address is: 1059 Danberry Lane, B'ham 35242 (hereinafter referred to as "Grantors") by **CASEY MORRIS and RACHEL MORRIS** whose property address is: **12276 OLD HWY 280, CHELSEA, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**PARCEL 1:** A part of the NW ¼ of the NW ¼ of Section 29, Township 19 South, Range 1 West, described as follows: Commence at the SE corner of said ¼ - ¼ section and run Northerly along East line of said tract 210 feet to the point of beginning; thence continue North along East line of said tract 640.5 feet; thence turn an angle to the left of 90° and run Westerly 9 feet to the Southeasterly ROW line of Florida Short Route Highway; thence turn an angle to the left and run Southwesterly along said highway ROW line 481.2 feet; thence turn an angle to the left of 2°30' and continue along said highway ROW line 150 feet; thence turn an angle to the left of 101° and run along North line of property formerly belonging to Henry L. Walker, Jr. a distance of 316.5 feet to point of beginning. Less and except any part of subject property lying within a road right of way; Situated in Shelby County, Alabama.

**PARCEL 2:** From a 5/8 inch rebar at the SE corner of the NW ¼ of the NE ¼ of Section 29, Township 19 South, Range 1 West, being the Point of Beginning at herein described parcel of land, run thence North along the East boundary of said NW ¼ of NW ¼ for a distance of 212.59 feet to a 1 inch solid bar; thence turn 73 degrees 29 minutes 29 seconds left and run a distance of 315.64 feet to a 5/8 inch rebar on the Easterly boundary of Old U.S. Highway 280 (80 ft ROW); thence turn 88 degrees 49 minutes 27 seconds left and run a distance of 47.67 feet along said highway boundary to a ½ distance of 51.60 feet to a ½ inch rebar; thence turn 05 degrees 03 minutes 01 seconds left and run along said highway boundary for a distance of 50.42 feet to ½ inch rebar; thence turn 05 degrees 36 minutes 12 seconds left and run along said highway boundary for a distance of 52.36 feet to a ½ inch rebar; thence turn 05 degrees 20 minutes 46 seconds left and run along said highway boundary for a distance of 49.20 feet to a ½ inch rebar; thence turn 06 degrees 16 minutes 34 seconds left and run along said highway boundary for a distance of 59.78 feet to a ½ inch rebar on the South boundary of aforementioned NW ¼ of NE ¼; thence turn 80 degrees 09 minutes 29 seconds left and run a distance of 319.89 feet to the POB of herein described parcel of land; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Less and except any portion of subject property lying in an existing road right of way.
- 3.


4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records

\$328,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

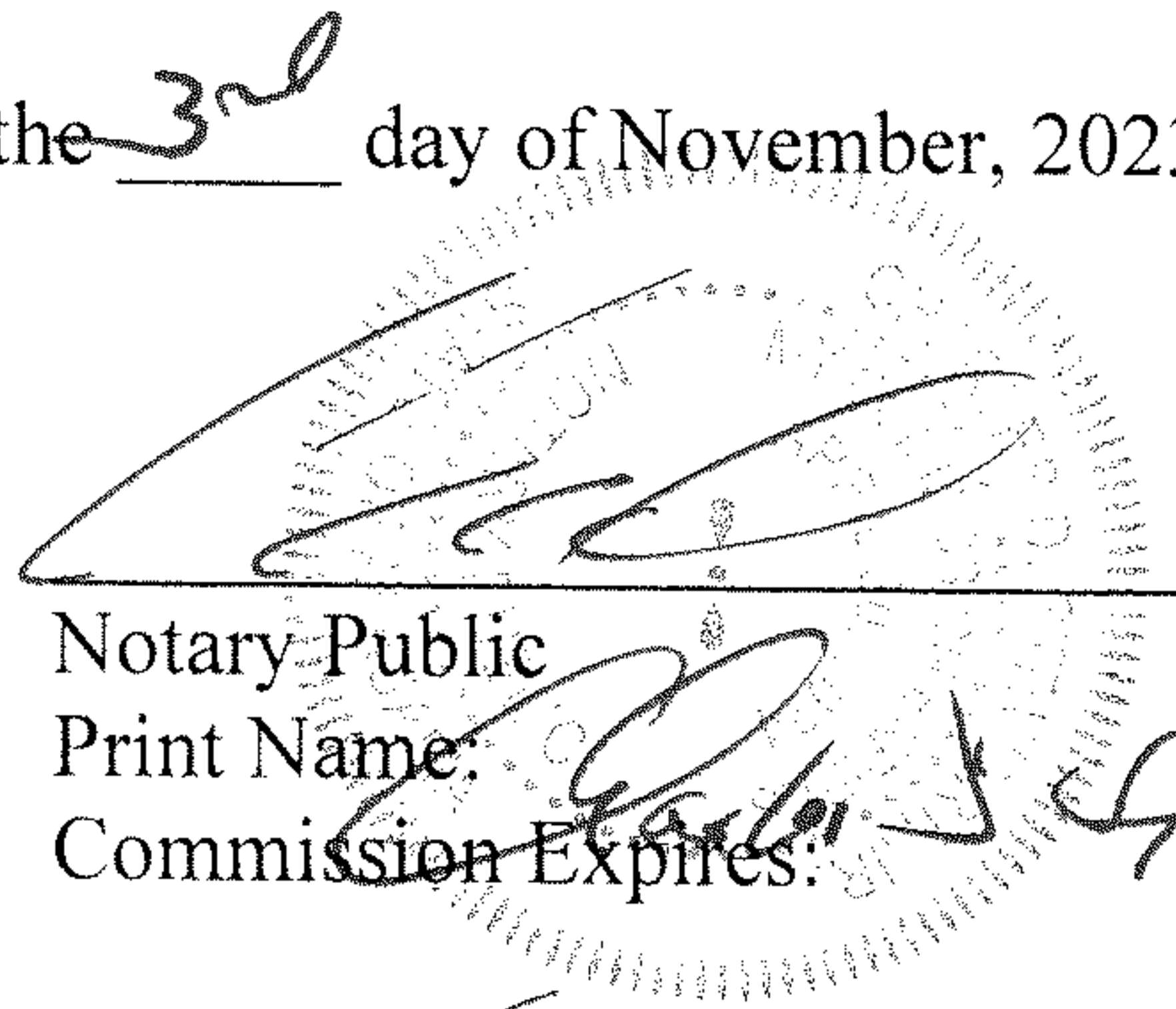
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3<sup>rd</sup> day of November, 2023.

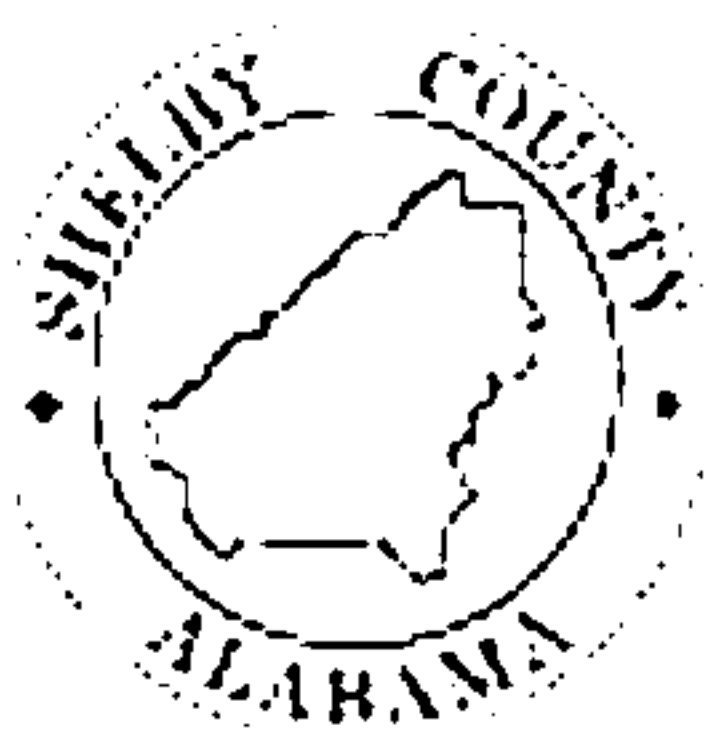
  
GERRIE F HANSFORD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERRIE F HANSFORD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of November, 2023.

  
Notary Public  
Print Name: Christina J. Howard  
Commission Expires: 8-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2023 12:36:46 PM  
\$107.00 JOANN  
20231106000325850

Allie S. Bayl