



20231113000333240 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
11/13/2023 02:44:48 PM FILED/CERT

This deed is being prepared without benefit of title per the grantor's request.

Send Tax Notice to:

Jerry Wayne Johnson and Carol
Dailey Johnson

3645 Highway 22
Montevallo, AL 35115

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: HML-23-14420

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX THOUSAND AND 00/100 (\$6,000.00)** 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 **Benji D. Dailey, and Kathy J. Dailey, a married couple (herein referred to as "Grantor,"** whether one or more), whose mailing address is

101 Birdsong Lane Montevallo, AL 35115

by **Jerry Wayne Johnson and Carol Dailey Johnson (herein referred to as "Grantee,"** whether one or more), whose mailing address is

3645 Highway 22 Montevallo, AL 35115

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 **0 Birdsong Lane, 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

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.

Shelby County, AL 11/13/2023
State of Alabama
Deed Tax: \$6.00

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7th day of November, 2023

Benji D. Dailey
Benji D. Dailey
Kathy J. Dailey
Kathy J. Dailey



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Benji D. Dailey and Kathy J. Dailey 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 7th day of November, 2023.

Haley M. Taylor
Notary Public
My Commission Expires:

Haley M. Taylor
Notary Public, Alabama State At Large
My Commission Expires 2/1/2026



20231113000333240 3/3 \$34.00
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EXHIBIT A

Property 1: Y

A parcel of land situated in the North half of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2 inch open top found locally accepted to be the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 5, thence run an assumed bearing of South 88 degrees 17 minutes 46 seconds East along the North line of said quarter-quarter for a distance of 420.08 feet to an iron pin set with a SSI cap, also being on the Southeasterly right of way line of Shelby County Highway #221; thence continue South 88 degrees 17 minutes 46 seconds East for a distance of 594.14 feet to an iron pin set with a SSI cap; thence run South 15 degrees 17 minutes 43 seconds West for a distance of 352.40 feet to a fence post on corner; thence run South 49 degrees 19 minutes 12 seconds East for a distance of 315.00 feet to an iron pin set with a SSI cap; thence run South 89 degrees 02 minutes 20 seconds East for a distance of 196.95 feet to a fence post on corner; thence run South 79 degrees 24 minutes 43 seconds East for a distance of 184.69 feet to an iron pin set with a SSI cap on the Westerly right of way line of Shelby County Highway #221; thence run South 09 degrees 30 minutes 30 seconds West along said right of way line for a distance of 199.73 feet to an iron pin set with a SSI cap; thence run South 88 degrees 58 minutes 48 seconds West for a distance of 213.00 feet to an iron pin set with a SSI cap; thence run South 08 degrees 30 minutes 51 seconds West for a distance of 213.63 feet to an iron pin set with a SSI cap; thence run South 88 degrees 58 minutes 48 seconds West for a distance of 38.16 feet to an iron pin set with a SSI cap; thence run South 03 degrees 55 minutes 12 seconds West for a distance of 214.16 feet to an iron pin set with a SSI cap; thence run South 89 degrees 18 minutes 44 seconds East for a distance of 21.11 feet to a 2 inch bar found; thence run South 07 degrees 50 minutes 46 seconds West for a distance of 104.50 feet to an iron pin found with a SCD845LS cap; thence run South 83 degrees 42 minutes 27 seconds West for a distance of 56.83 feet to a fence post on corner; thence run South 16 degrees 26 minutes 40 seconds East for a distance of 103.15 feet to the Point of Beginning; thence continue South 16 degrees 26 minutes 40 seconds East for a distance of 201.09 feet to a fence post on corner; thence run South 83 degrees 21 minutes 27 seconds West for a distance of 6.95 feet to an Oak tree on corner; thence run South 14 degrees 17 minutes 00 seconds West for a distance of 181.57 feet to a fence post on corner; thence run South 01 degrees 08 minutes 33 seconds East for a distance of 99.18 feet to a fence post on corner; thence run South 04 degrees 26 minutes 44 seconds East for a distance of 88.54 feet to an iron pin set with a SSI cap; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 71.22 feet to an iron pin set with a SSI cap; thence run South 81 degrees 52 minutes 24 seconds West for a distance of 112.00 feet to an iron pin set with a SSI cap; thence run North 57 degrees 07 minutes 36 seconds West for a distance of 210.00 feet to an iron pin set with a SSI cap; thence run North 32 degrees 52 minutes 24 seconds East for a distance of 31.00 feet to an iron pin set with a SSI cap; thence run North 23 degrees 32 minutes 34 seconds East for a distance of 64.00 feet to an iron pin set with a SSI cap; South 32 degrees 35 minutes 30 seconds East for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 57 degrees 24 minutes 30 seconds East for a distance of 150.00 feet to an iron pin set with a SSI cap; thence run North 32 degrees 35 minutes 30 seconds West for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 33 degrees 47 minutes 02 seconds West for a distance of 151.33 feet to an iron pin set with a SSI cap; thence run North 81 degrees 11 minutes 33 seconds East for a distance of 220.20 feet to an iron pin set with a SSI cap; thence run North 62 degrees 22 minutes 43 seconds West for a distance of 118.43 feet to an iron pin set with SSI cap; thence run North 44 degrees 48 minutes 00 seconds east for a distance of 151.81 feet to an iron pin found with SSI cap; then run North 73° 33' 20" East for a distance of 10.91 feet to the point of beginning. Being situated in Shelby County, Alabama.