

SEND TAX NOTICE TO:

Robert Saab
61 Bradley Drive
Chelsea, AL 35043

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 **SIXTY NINE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$69,250.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cindy Rich, a single woman, and Robbi Rich, a single woman**, whose address is 160 Rich Drive, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Robert Saab**, whose address is 61 Bradley Drive, Chelsea, AL 35043, (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 **Robert Saab**, the following described real estate situated in Shelby County, Alabama, the address of which is **10.02 Acres, Parcel 1 - Rich Drive, Chelsea, AL 35043 to-wit:**

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 3" CAPPED PIPE; THENCE RUN N 01°21'56" W ALONG THE WEST LINE OF SAID 1/4-1/4 LINE FOR A DISTANCE OF 139.58 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING A SET 5/8" REBAR CAPPED "CLINKSCALES" IN THE CENTER OF AN OLD ROAD BED; THENCE MEANDER SAID ROAD BED THE FOLLOWING CALLS: THENCE RUN N 52°44'54" E A DISTANCE OF 155.06 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 44°56'30" E A DISTANCE OF 173.67 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 43°36'06" E A DISTANCE OF 68.13 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 60°34'05" E A DISTANCE OF 78.35 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 46°45'42" E A DISTANCE OF 113.34 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE RUN N 40°30'15" E A DISTANCE OF 143.57 FEET TO A POINT IN THE CENTER OF AN OLD ROAD BED; THENCE LEAVING SAID ROAD BED, RUN N 23°27'52" W FOR A DISTANCE OF 813.50 FEET TO A SET 5/8" REBAR CAPPED "CLINKSCALES" ON THE NORTH LINE OF SAID 1/4 - 1/4; THENCE RUN S 88°21'52" W ALONG SAID NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 242.66 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE RUN S 01°21'56" E ALONG THE WEST LINE OF SAID 1/4 - 1/4 FOR A DISTANCE OF 1231.09 FEET TO THE POINT OF BEGINNING.

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.

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 13th day of November, 2023.



Cindy Rich



Robbi Rich

STATE OF ALABAMA
COUNTY OF SHELBY

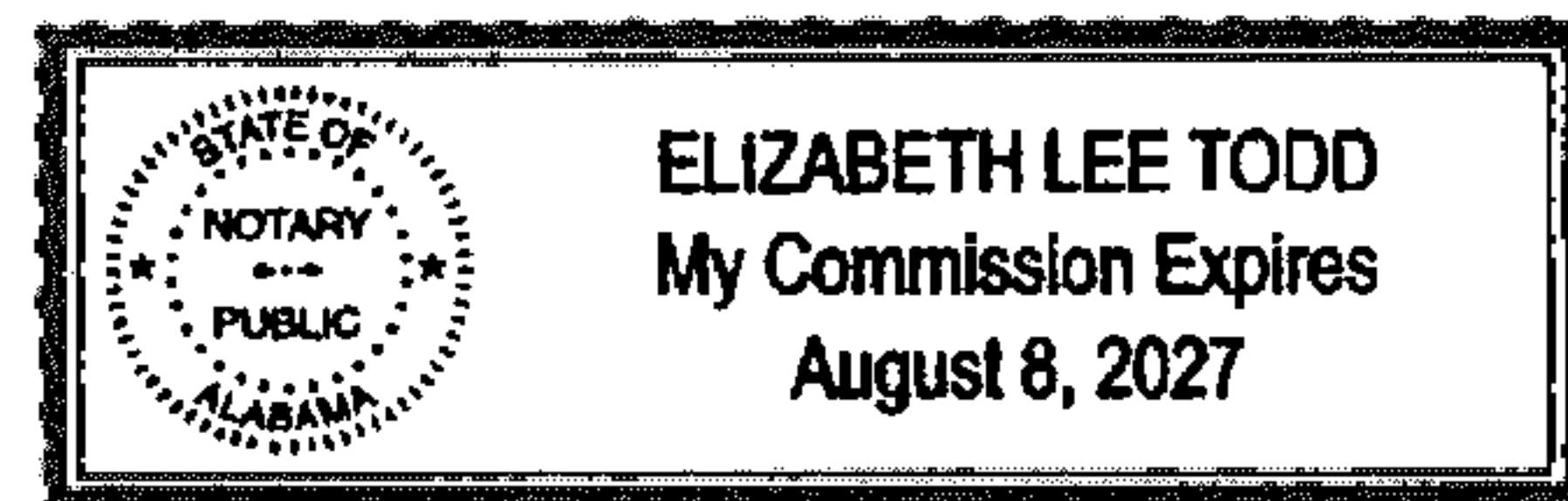
I, the undersigned Notary Public in and for said County and State, hereby certify that Cindy Rich and Robbi Rich whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the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

Given under my hand and official seal this 13th day of November, 2023.



Notary Public

My Commission Expires: 08/08/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2023 09:41:30 AM
\$94.50 PAYGE
20231116000335600

Allen S. Bayl