

Send Tax Bills To:

D. Stephen Watkins
P.O. Box 530062
Birmingham, AL 35253

This Instrument Prepared by:

Martin G. Woosley, Esq.
The Woosley Firm, LLC
1211 Edenton Street
Birmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$82,500.00), the receipt whereof is acknowledged, the undersigned, **SUNNY R. CLOWDUS**, a single woman ("Grantor"), does hereby grant, bargain, sell and convey unto **D. STEPHEN WATKINS** ("Grantee"), his heirs, successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for himself, and for the heirs, successors and assigns of Grantor covenant with the said Grantee, and the heirs, successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as contained in the title insurance policy to be issued in favor of Grantee; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, and the heirs, successors and assigns of Grantee forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's name and mailing address:

*Sunny R. Clowdus
3609 Shandwick Place
Birmingham, Alabama 35242*

Grantee's name and mailing address:

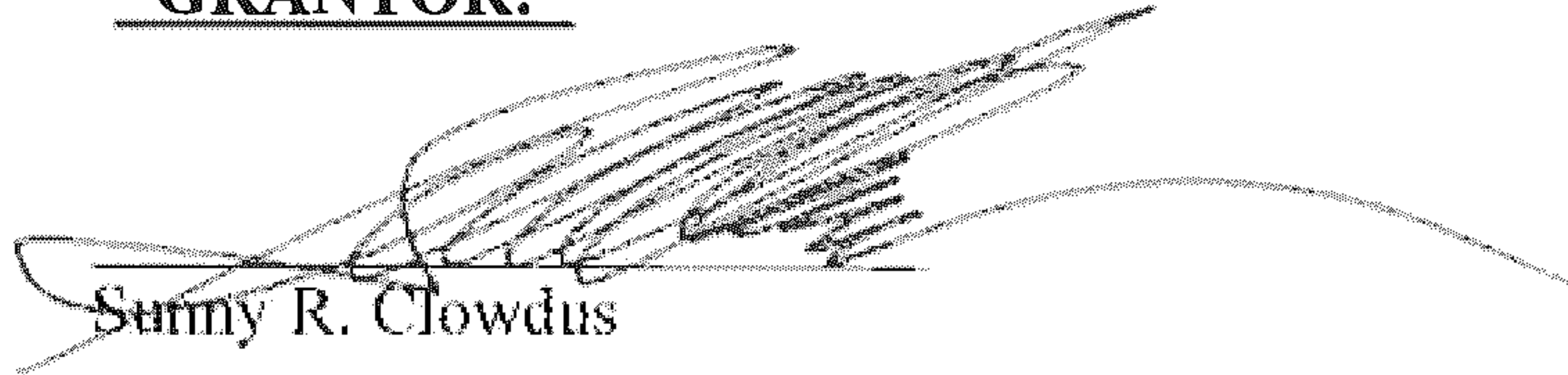
*D. Stephen Watkins
P.O. Box 530062
Birmingham, Alabama 35253*

Property Address: Vacant land, part NE ¼ in 8-18-1E Shelby County, Alabama

Value/Purchase Price: \$82,500.00

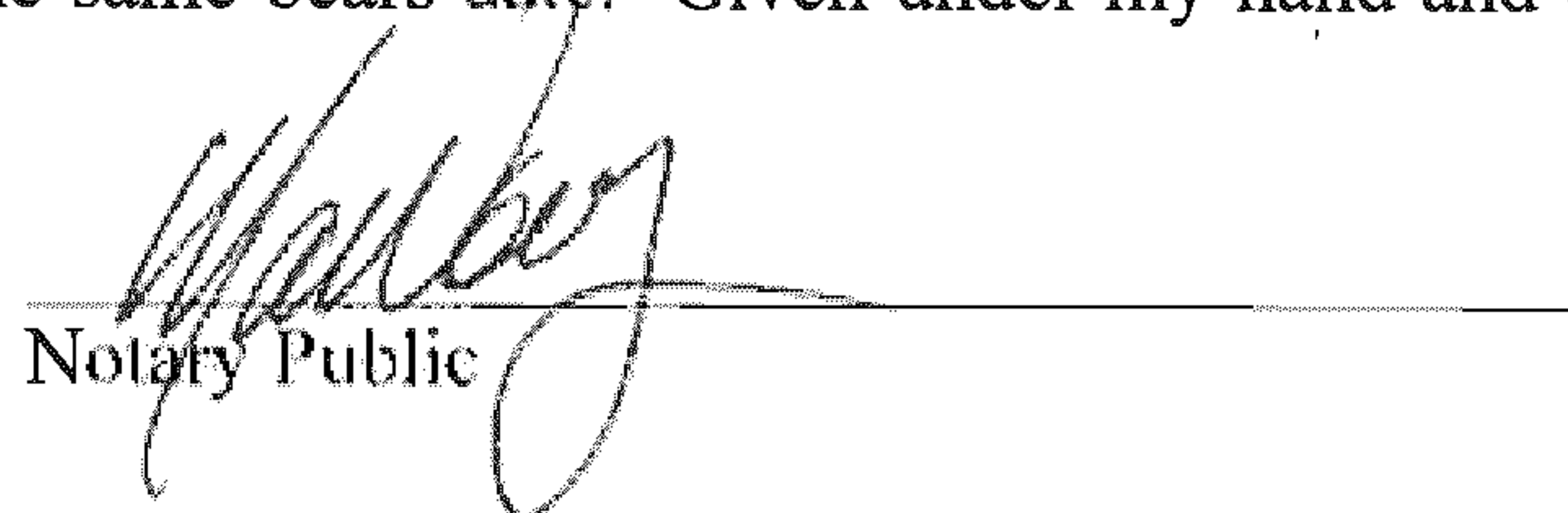
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the 30th day of November, 2023.

"GRANTOR:"


Sunny R. Clowdus

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sunny R. Clowdus, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 30th day of November, 2023.


Notary Public

My commission expires: 11/1/2024

[NOTARY SEAL]

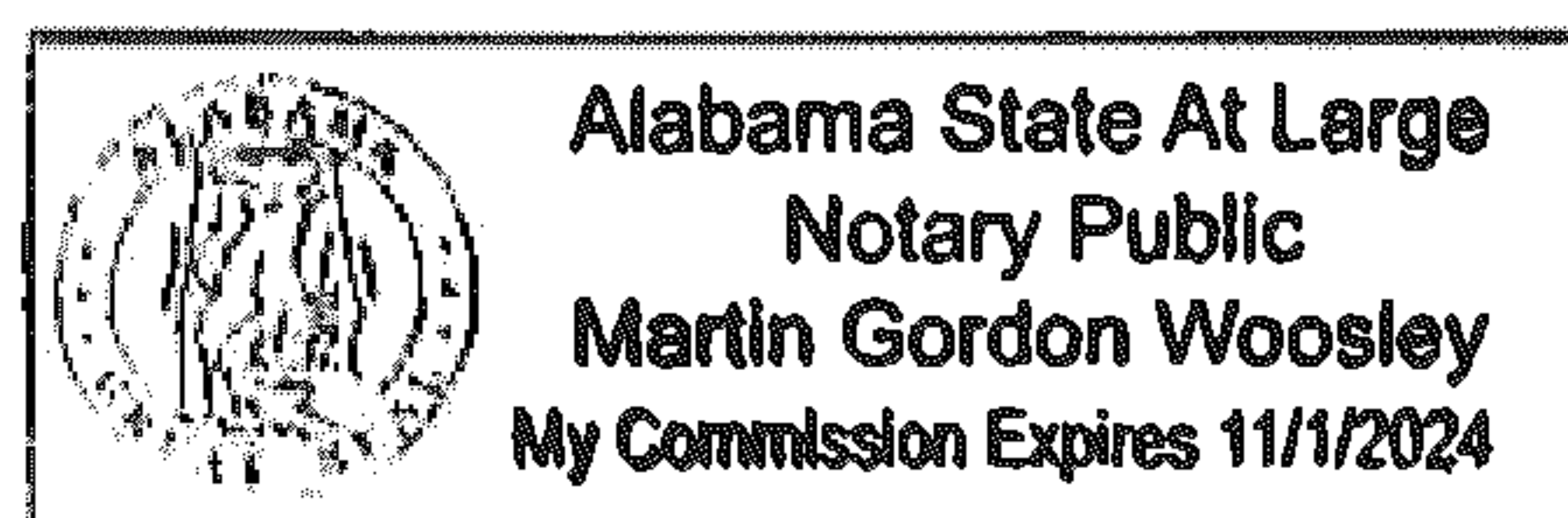


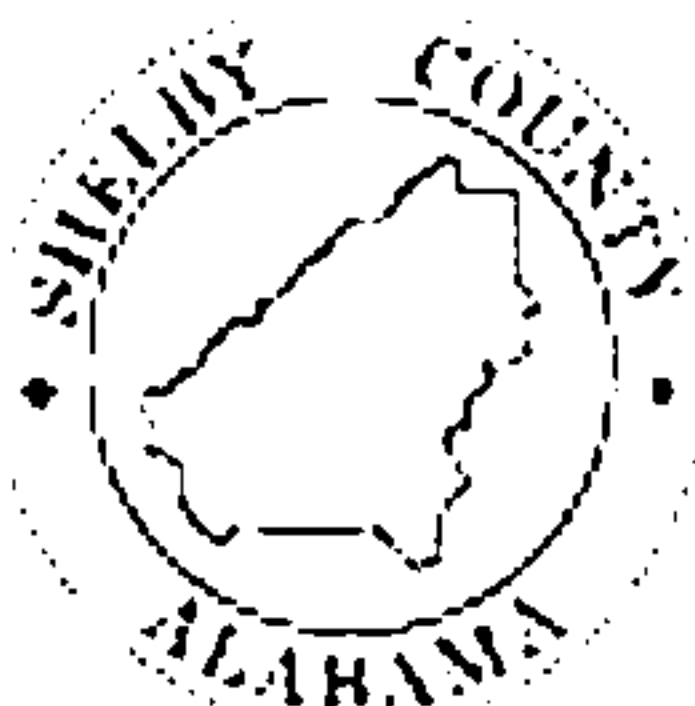
EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, LYING IN THE NE ¼ OF THE SE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE PRINCIPLE MERIDIAN, SHELBY COUNTY, ALABAMA, ACCESSED BY WINDING STAIR TRAIL (20 FOOT WIDE NON EXCLUSIVE EASEMENT FOR IGRESS AND EGRESS AND PUBLIC UTILITIES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE PRINCIPLE MERIDIAN, SHELBY COUNTY, ALABAMA BEING THE POINT OF BEGINNING OF THE REAL PROPERTY OF KATHY G CLEMENS AND EULUS C CLEMENS JR, AS RECORDED IN INSTRUMENT NUMBER 20180723000261770, IN THE JUDGE OF PROBATE OFFICE, SHELBY COUNTY ALABAMA; THENCE RUN A DEED BEARING OF SOUTH 0° 15'45" WEST FOR A DEED DISTANCE OF 353.17 FEET TO THE SOUTHERNMOST CORNER OF SAID REAL PROPERTY BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE RUN A DEED BEARING OF NORTH 78° 09'23" WEST ALONG THE SOUTHWEST BOUNDARY OF AFORESAID REAL PROPERTY FOR A DEED DISTANCE OF 296.69 FEET TO A POINT LYING IN THE DEEDED CENTERLINE OF THE 20 FOOT WIDE INGRESS EGRESS AND PUBLIC UTILITY EASEMENT OF WINDING STAIR TRAIL, AS RECORDED IN INSTRUMENT 20020408000162811 IN THE JUDGE OF PROBATE OFFICE, SHELBY COUNTY, ALABAMA, ALSO BEING THE EASTERLY BOUNDARY OF THE REAL PROPERTY OF KELLEY DAVIS DESCHER AND JAMES WILLIAM DAVIS III, AS RECORDED IN INSTRUMENT NUMBER 20141106000351250, IN THE JUDGE OF PROBATE OFFICE, SHELBY COUNTY, ALABAMA AND RUN ALONG THE EASTERLY BOUNDARY OF SAID REAL PROPERTY AND ALONG THE DEEDED CENTERLINE OF AFORESAID EASEMENT THE FOLLOWING DESCRIBED COURSES: THENCE RUN A BEARING OF SOUTH 6°44'45" EAST FOR A DEED DISTANCE OF 60.00 FEET; THENCE RUN A BEARING OF SOUTH 50°41'57" WEST FOR A DEED DISTANCE OF 220.99 FEET; THENCE RUN A BEARING OF SOUTH 31°26'14" WEST FOR A DEED DISTANCE OF 79.85 FEET; THENCE RUN A BEARING OF SOUTH 2°32'58" WEST FOR A DEED DISTANCE OF 74.77 FEET; THENCE RUN A BEARING OF SOUTH 10°11'21" EAST FOR A DEED DISTANCE OF 99.07 FEET; THENCE RUN A BEARING OF SOUTH 20°44'54" WEST FOR A DISTANCE OF 281.02 FEET (218.02 DEED TYPOGRAPHICAL ERROR) TO THE NORTH LINE OF THE REAL PROPERTY OF D. STEVEN WATKINS, AS RECORDED IN INSTRUMENT NUMBER 20200207000052690, IN THE JUDGE OF PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE LEAVING SAID CENTERLINE OF SAID EASEMENT, RUN A BEARING OF SOUTH 89°49'05" EAST ALONG THE AFORESAID NORTH LINE OF AFORESAID REAL PROPERTY FOR A DISTANCE OF 578.36 FEET TO THE NORTHEAST CORNER OF SAME REAL PROPERTY AND LYING ON THE EAST LINE OF SAID 1/4-1/4 SECTION; THENCE RUN A BEARING OF NORTH 0°15'52" EAST ALONG SAID EAST LINE OF SAID 1/4-1/4 SECTION FOR A MAP DISTANCE OF 643.62 FEET TO THE POINT OF BEGINNING.

Together with the appurtenant rights for ingress/egress and utilities as granted in Roadway Easement recorded in Shelby Real 73, Page 461, Grant of Easement for ingress/egress recorded in Instrument 2002-16281 and rights obtained in Bridge Easement recorded in Instrument 20220829000337390 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2023 03:31:00 PM
\$110.50 BRITTANI
20231130000347070

Allen S. Boyd