

Send Tax Notice to:
Robert M. Taylor
1477 Hwy 33
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-14798

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY SIX THOUSAND AND 00/100 (\$326,000.00)** 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

Clay S. Spruiel, an unmarried person, and Joann A. Irvin, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

526 Clay Pit Road, Montevallo, AL 35115

by **Robert M. Taylor (herein referred to as "Grantee"),** whose mailing address is

1477 County Road 33, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1477 Hwy 33, Pelham, AL 35124,**

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.

The property herein conveyed does not constitute the homestead of either Grantor, nor that of their respective spouses, as applicable, neither is it contiguous hereto.

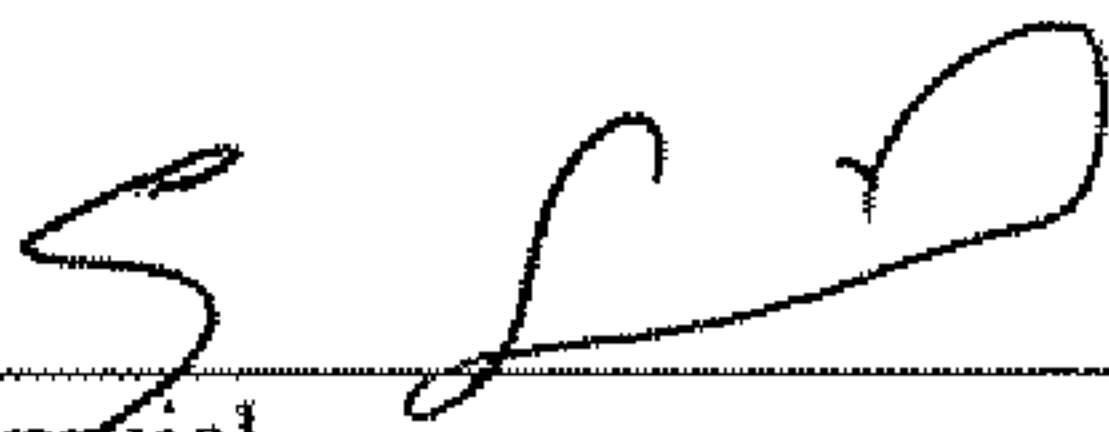
Clay S. Spruiel and Clay Spruiel are one and the same person.

Joann A. Irvin and Joann Irvin are noe and the same person.

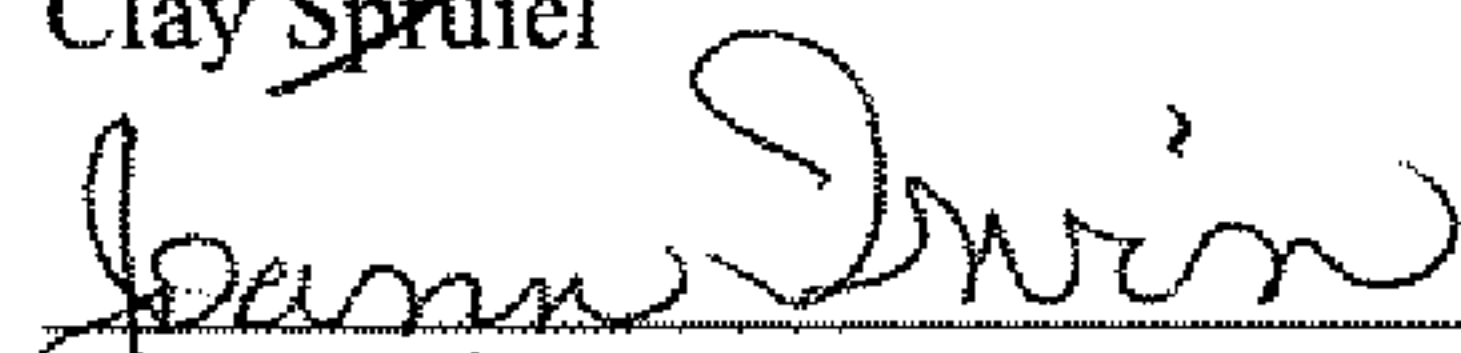
TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 01 day of December 2023.



Clay Spruiel

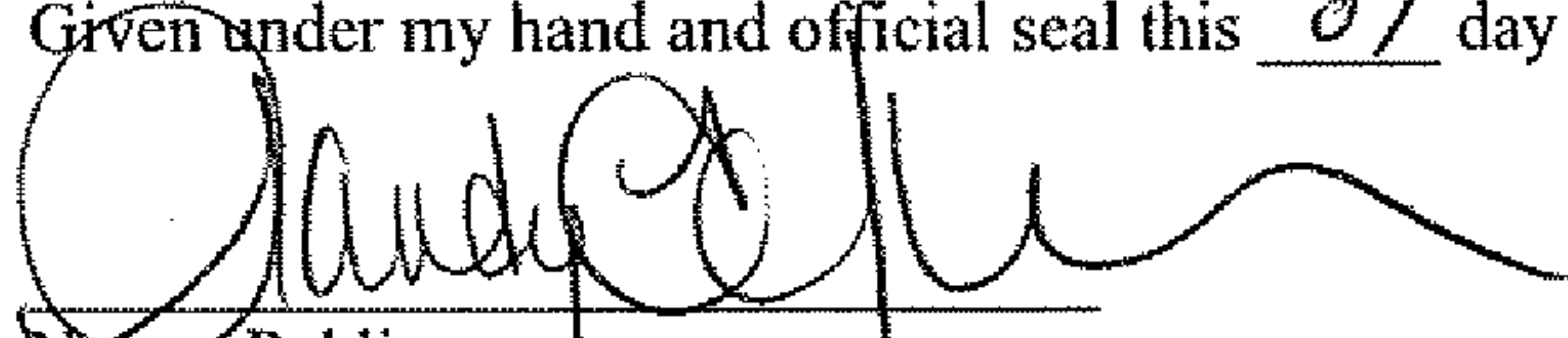


Joann Irvin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Clay Spruiel, Joann Irvin and 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 01 day of December, 2023.



Notary Public
My Commission Expires: 01/09/2027



EXHIBIT A

Property I:
PARCEL 1:

Begin at the Northeast corner of Section 13, Township 20 South, Range 3 West; thence run West along the North line of said Section 60.98 feet to a point on the Western right of way of Shelby County Highway 33, said point being the point of beginning of Parcel #1; thence turn left 76 degrees 27 minutes 35 seconds Southwesterly along said right of way 163.0 feet to the beginning of a curve to the right, said curve having a central angle of 10 degrees 54 minutes 09 seconds and a radius of 719.98 feet, thence proceed Southwesterly along an arc of 137.00 feet; thence turn right 78 degrees 32 minutes 54 seconds from the tangent of said curve Northwesterly 313.05 feet; thence turn right 109 degrees 52 minutes 02 seconds Northeasterly 55.72 feet; thence turn left 4 degrees 14 minutes Northeasterly 104.4 feet to the North line of said Section 13; thence turn right 61 degrees 22 minutes 30 seconds Easterly along the said North line of said Section 264.35 feet to the point of beginning.

PARCEL 2:

Commence at the Northeast corner of Section 13, township 20 South, Range 3 West; thence run West along the North line of said Section 325.33 feet to the point of beginning of the property herein described; thence continue along last mentioned course for a distance of 40.27 feet to a point; thence turn an interior angle to the right of 122 degrees 22 minutes 33 seconds and run in a Southwesterly direction for a distance of 59.24 feet to a point; thence turn an interior angle to the right of 176 degrees 06 minutes 21 seconds and run in a Southwesterly direction for a distance of 181.26 feet to a point; thence turn an interior angle to the right of 74 degrees 30 minutes 35 seconds and run in an Easterly direction for a distance of 35.99 feet to a rebar set by Weygand; thence turn an interior angle to the right of 109 degrees 52 minutes 02 seconds and run in a Northeasterly direction for a distance of 55.72 feet to a cross engraved in concrete; thence turn an interior angle to the right of 175 degrees 46 minutes 00 seconds and run in a Northeasterly direction for a distance of 194.40 feet, to the point of beginning.

According to survey of Ray Weygand, RLS #24973, dated September 23, 2016

Source of Title: Deed Book 327, Page 720, being a warranty deed from Roy Edward Dunaway and wife, Margie Marie Dunaway and Louie Morris Bush and wife, Doris Helen Bush, to Waymon Borden and wife, Virginia Borden, dated January 15, 1979, and Instrument #20161213000454760, being a warranty deed from Lillie Evelyn Glass Partridge, to Virginia Borden Johnson, dated November 15, 2016, and Instrument #2016122800471270 being a warranty deed from Virginia Lee Johnson to Clay S. Spruiel and Joann A. Irvin.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2023 09:49:11 AM
\$356.00 BRITTANI
20231204000348570

Allen S. Bayl