

SEND TAX NOTICE TO:
Seth Haas and Meredith Haas
1324 Oakwood Drive
Alabaster, AL 35007

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 **FIVE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$585,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **LeNora Lee Powell Nobling, as Trustee of the Nobling Family Trust, dated March 28, 2016**, whose address is 12239 Bayside Oaks Street, Lillian, AL 36549, (hereinafter "Grantor", whether one or more), by **Seth Haas and Meredith Haas**, whose address is 1324 Oakwood Drive, Alabaster, AL 35007, (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 **Seth Haas and Meredith Haas, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1324 Oakwood Drive, Alabaster, AL 35007 to-wit:**

Begin at the Northwest corner of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 21 South, Range 2 West; thence in a Southerly direction along the West boundary of said 1/2 - 1/4 - 1/4 section 327.68 feet to the point of beginning; thence turning an angle of 86 degrees 10 minutes 30 seconds to the left in an Easterly direction 1328.73 feet to the East boundary of said 1/2 - 1/4 - 1/4 section; thence turning an angle of 86 degrees 22 minutes 52.5 seconds to the right in a Southerly direction along said East boundary 21.92 feet; thence turning an angle of 21 degrees 11 minutes to the right in a Southwesterly direction 277.52 feet; thence turning an angle of 0 degrees 47 minutes to the right in a Southwesterly direction 50.10 feet to intersection with the South boundary of said 1/2 - 1/4 - 1/4 section; thence turning an angle of 71 degrees 34 minutes 38 seconds to the right in a Westerly direction 1226.52 feet to the Southwest corner of said 1/2 - 1/4 - 1/4 section; thence turning an angle of 86 degrees 15 minutes 04 seconds to the right in a Northerly direction along said West boundary 336.56 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to a Private Road Maintenance Agreement as recorded in Instrument No. 1995-29553, in the Probate Office of Shelby County, Alabama.

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.

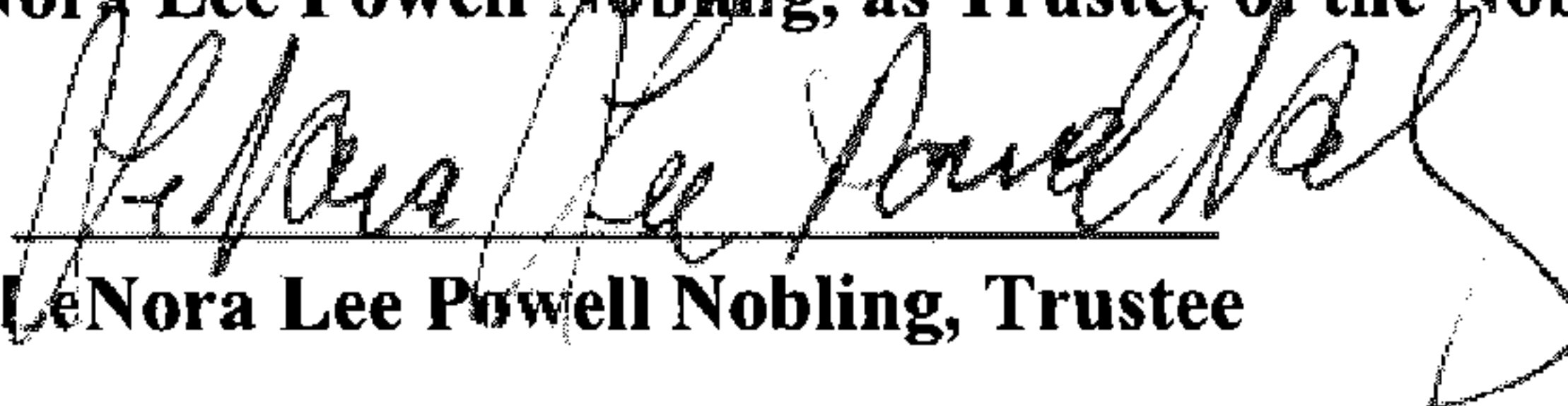
Subject to a third-party mortgage in the amount of \$270,000.00 executed and recorded simultaneously herewith.

LeNora Lee Powell Nobling is one and the same person as LeNora Powell Nobling.

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 18th day of December, 2023.

LeNora Lee Powell Nobling, as Trustee of the Nobling Family Trust, dated March 28, 2016

By: 
LeNora Lee Powell Nobling, Trustee

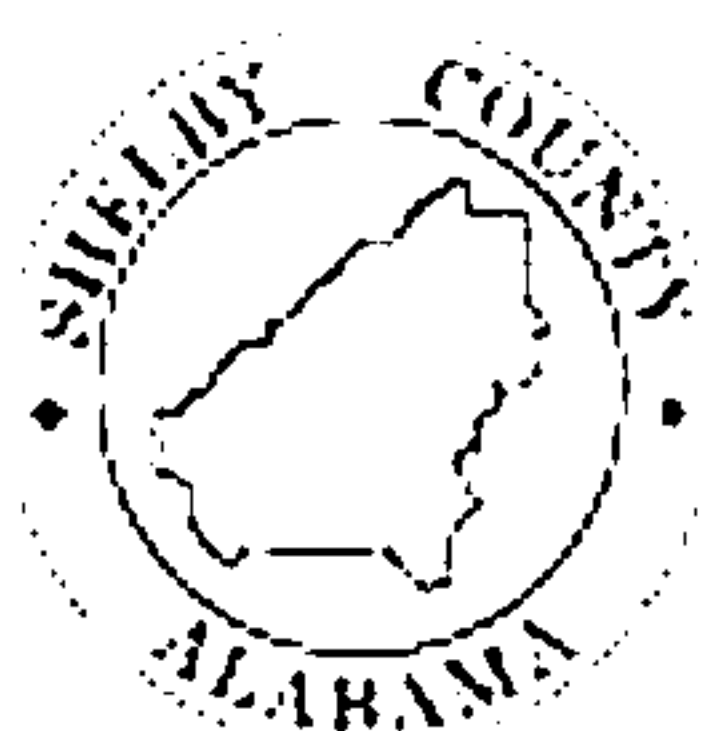
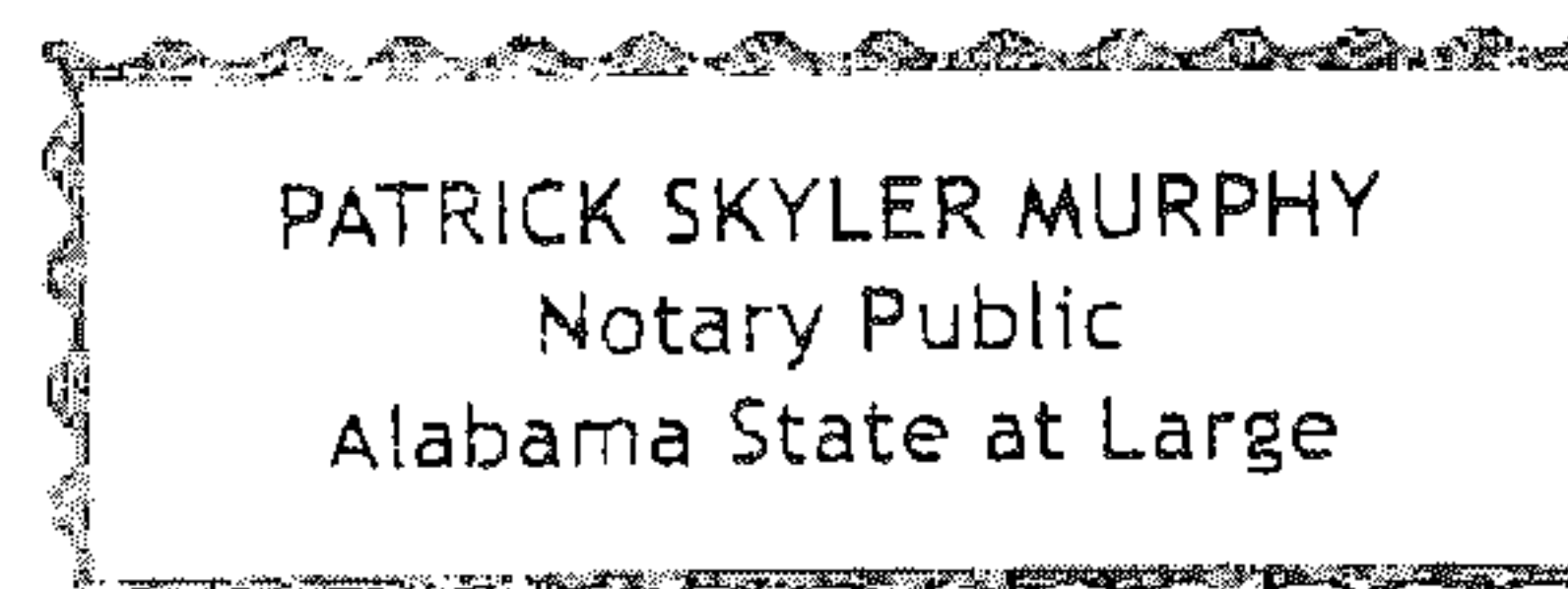
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that LeNora Lee Powell Nobling, as Trustee of the Nobling Family Trust, dated March 28, 2016 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 18th day of December, 2023.



Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2023 11:28:52 AM
\$341.00 JOANN
20231221000366760

