

SEND TAX NOTICE TO:

Matthew C. Hardin and Kathleen M. Hardin
162 Hwy 433
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 **SEVENTY THOUSAND AND 00/100 (\$70,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patricia Wood, a single woman**, whose address is 1103 Fairbank Lane Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Matthew C. Hardin and Kathleen M. Hardin**, whose address is 162 Hwy 433, 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 **Matthew C. Hardin and Kathleen M. Hardin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **132 Highway 433, Chelsea, AL 35043 to-wit:**

Part of the NE 1/4 of the SW 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 1 West, being more particularly described as: Beginning at the NW corner of the NE 1/4 of the SW 1/4 of the SE 1/4 of said Section 26; thence South 01 degrees 13 minutes 55 seconds East a distance of 372.56 feet; thence North 52 degrees 14 minutes 25 seconds East a distance of 468.55 feet to the Westerly right of way of Shelby County Highway 433; thence around a curve to the left through a central angle of 02 degrees 57 minutes 55 seconds an arc distance of 96.29 feet, a chord bearing of North 27 degrees 34 minutes 22 seconds West a distance of 96.28 feet; thence North 89 degrees 57 minutes 48 seconds West a distance of 333.87 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 12th day of February, 2024.

Patricia Wood

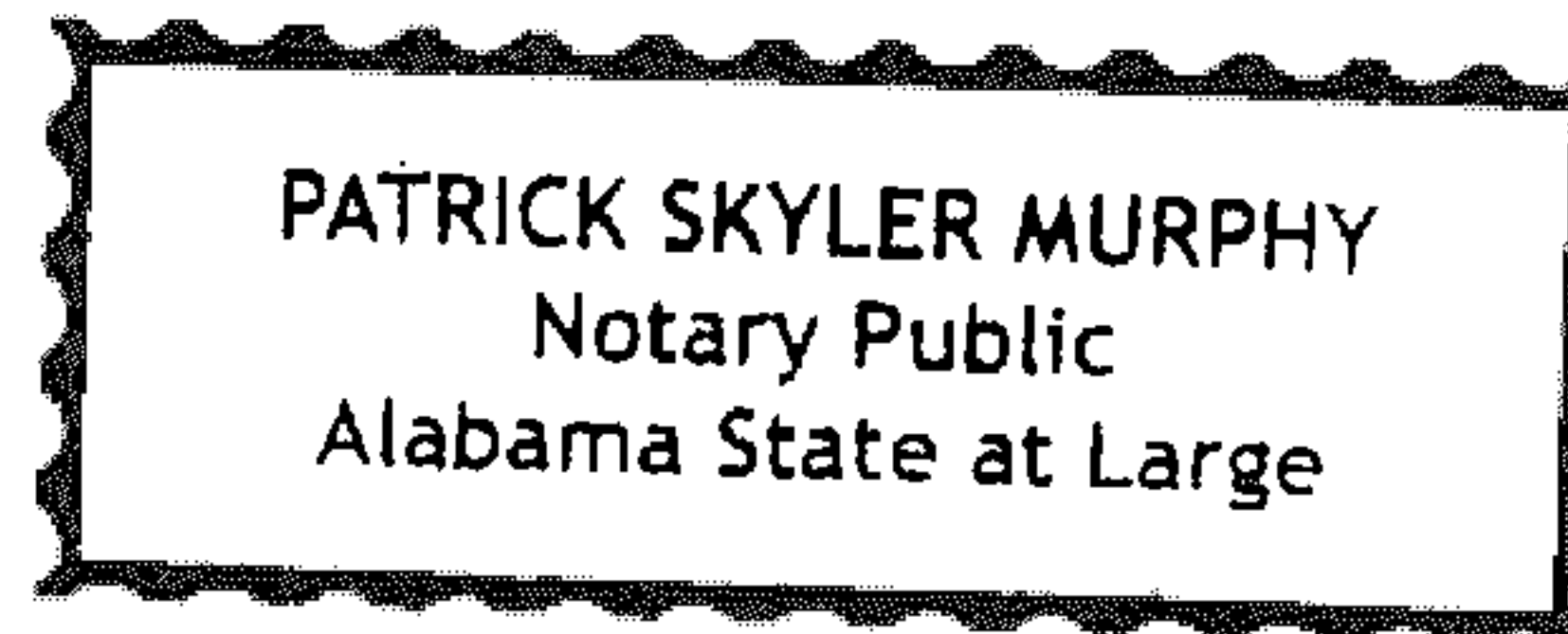
Patricia Wood

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Patricia Wood 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 12th day of February, 2024.

[Signature]
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
02/13/2024 09:37:05 AM
\$95.00 PAYGE
20240213000036060

Alex S. Beal