

SEND TAX NOTICE TO:

Kimberly Pedersen and Erinn Pedersen
1764 South Main Street
Orem, UT 84058

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 **TWO HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$284,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Strayer Properties, LLC, an Alabama Limited Liability Company**, whose address is 514 Alta Vista Drive, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Kimberly Pedersen and Erinn Pedersen**, whose address is 1764 South Main Street, Orem, UT 84058, (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 **Kimberly Pedersen, a married man, and Erinn Pedersen, a married woman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 120 Merrywood Lane, Sterrett, AL 35147, to-wit:

Lot 3, according to the Map of Faulkner Estate, as recorded in Map Book 20, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama; more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East and run south along the west line thereof for 340.08'; thence 91°25'11" left and run east for 766.36' to the Point of Beginning; thence continue along the last described course for 28.94"; thence 11°17'55" left and run northeasterly for 218.63'; thence 95° 57'41" right and run southerly for 14.67'; thence 71°22'37" left and run easterly for 41.49'; thence 93°31'49" left and run northerly for 132.5'; thence 17°12'15" right and continue northeasterly for 139.77'; thence 51°59'40" right and run easterly for 14.06"; thence 72°32'51" right and run southeasterly for 196.28'; thence 33°27'39" right and run south for 265.57'; thence 94°57'58" left and run east for 222.27' to the center of a dirt road; thence 98°23'19" right and run southerly along the center of said road for 25.27"; thence 8°33'59" left and run southerly along said road for 25.0'; thence 90°10'40" right and run west for 669.12'; thence 81°33'47" right and run northerly for 71.90"; thence 11° 35' 16" left and continue northerly for 51.27'; thence 28° 12' 47" right and continue northerly for 70.64'; thence 22° 04' 13" right and continue northerly for 25.36' to the Point of Beginning.

25 foot easement for ingress, egress: Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East and run south along the west line thereof for 551.26'; thence 91°25'11" left and run east for 776.85 to the point of beginning; thence continue along the last described course for 669.12'; thence 90°10'40" left and run north for 25.0'; thence 89°49'20" left and run west for 647.19'; thence 81°33'47" right and run northerly for 52.87'; thence 11°35'16" left and continue northerly for 47.52'; thence 28° 12'47" right and continue northerly for 59.49'; thence 22° 04' 13" right and continue northerly for 35.08'; thence 120°15'36" left and run west for 28.94'; thence 59°44'24" left and run southerly for 25.36'; thence 22°04'13" left and continue southerly for 70.64'; thence 28°12'47" left and continue southerly for 51.27'; thence 11°35'16" right and continue southerly for 71.9' 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.

Subject to a third-party mortgage in the amount of \$275,391.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Strayer Properties, LLC, an Alabama Limited Liability Company, by Michael L. Strayer, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 21st day of March, 2024.

Strayer Properties, LLC, an Alabama Limited Liability Company

By: 
Michael L. Strayer, Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael L. Strayer, Manager of Strayer Properties, LLC whose name as Manager of Strayer Properties, LLC, a AL Limited Liability Company, 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 the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 21st day of March, 2024.


Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2024 01:15:18 PM
\$35.00 JOANN
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