

SEND TAX NOTICE TO:

William Harrington and Rosemary Ann Harrington
5 Dogwood Circle
Pelham, AL 35124

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 **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tudor Enterprises Inc., an Alabama Corporation**, whose address is 2539 John Hawkins Parkway, Suite 101-171, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **William Harrington and Rosemary Ann Harrington**, whose address is 5 Dogwood Circle, Pelham, AL 35124 (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 **William Harrington and Rosemary Ann Harrington, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5 Dogwood Circle, Pelham, AL 35124 to-wit:**

Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West, run thence in a Northerly direction along West line of Section 18, Township 20 South, Range 2 West, for a distance of 1600.43 feet to the Point of Beginning; from the point of beginning thus obtained, turn an angle to the right of 89 degrees 49 minutes 30 seconds and run in an Easterly direction for a distance of 304.45 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 262.95 feet; thence turn an angle to the right of 103 degrees 29 minutes and a Northwesterly direction for a distance of 15.90 feet to the point of beginning of a curve to the right (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (said preceding curve having a central angle of 89 degrees 19 minutes and a radius of 35 feet); thence along the arc of said curve for a distance of 54.55 feet; thence turn an angle to the right of 45 degrees 21 minutes (said angle being measured from the chord of last described course to the preceding course) and run in a Northwesterly direction for a distance of 337.70 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.

Subject to a third-party mortgage in the amount of \$357,525.00 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 Grantor and for the Grantor's 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of March, 2024.

Tudor Enterprises Inc., an Alabama Corporation

By: _____

Paul E. Schultz, President

STATE OF ALABAMA
COUNTY OF SHELBY

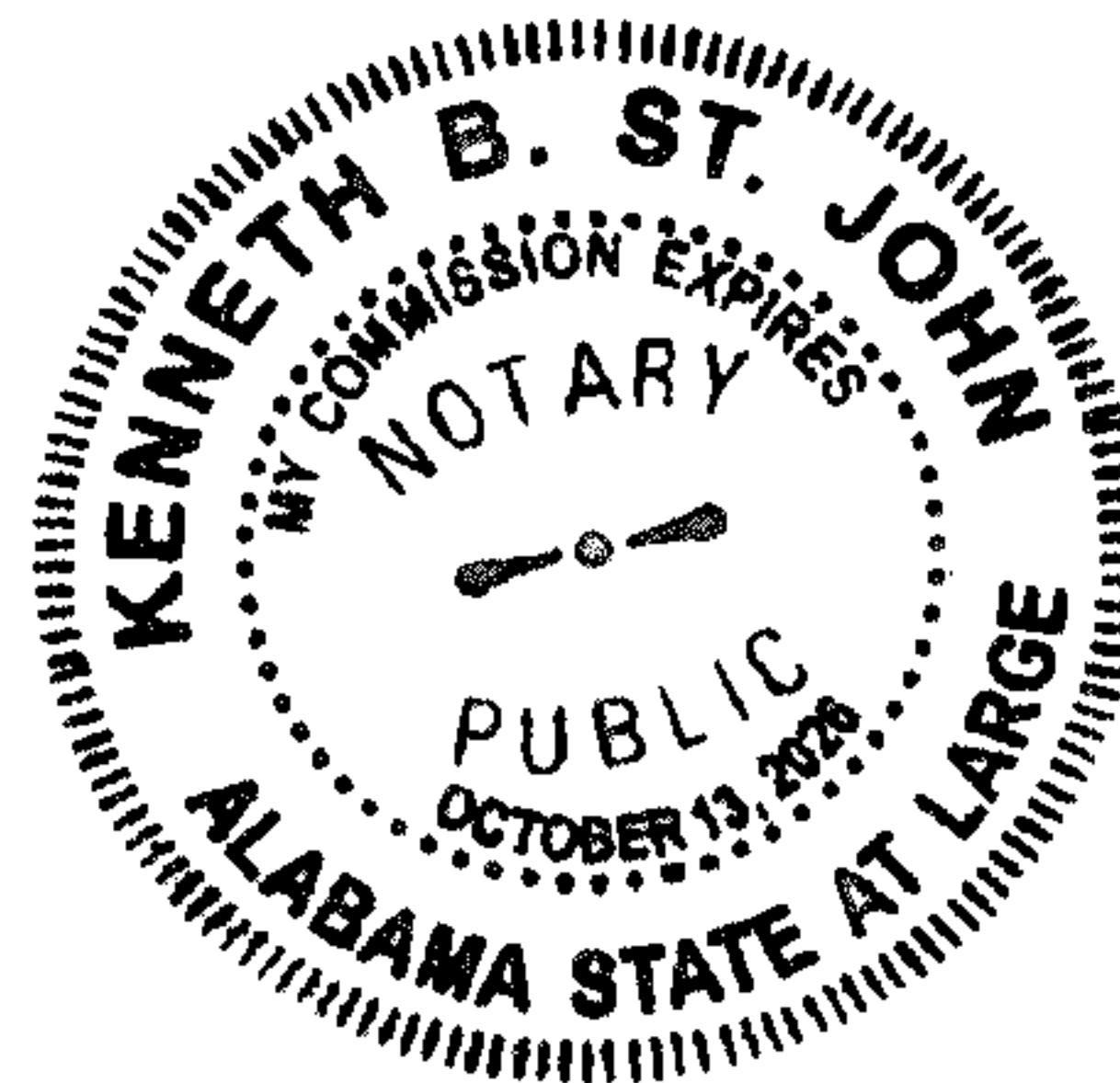
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul E. Schultz, whose name as President of Tudor Enterprises Inc., an Alabama Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2024.

Notary Public

Print Name: Kenneth B St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2024 12:00:41 PM
\$26.00 PAYGE
20240326000081710

Allen S. Boyd