

SEND TAX NOTICE TO:

Jason J. Palfreeman and Lisa Marie C. Palfreeman
6449 Highway 39
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 **ONE MILLION ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$1,175,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Malissa Till Anderson, an unmarried woman and Charles J. Anderson, an unmarried man**, whose address is 806 Inverness Landing Birmingham AL 35242 (hereinafter "Grantor", whether one or more), by **Jason J. Palfreeman and Lisa Marie C. Palfreeman**, whose address is 6449 Highway 39, 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 **Jason J. Palfreeman and Lisa Marie C. Palfreeman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **6449 Highway 39, Chelsea, AL 35043 to-wit:**

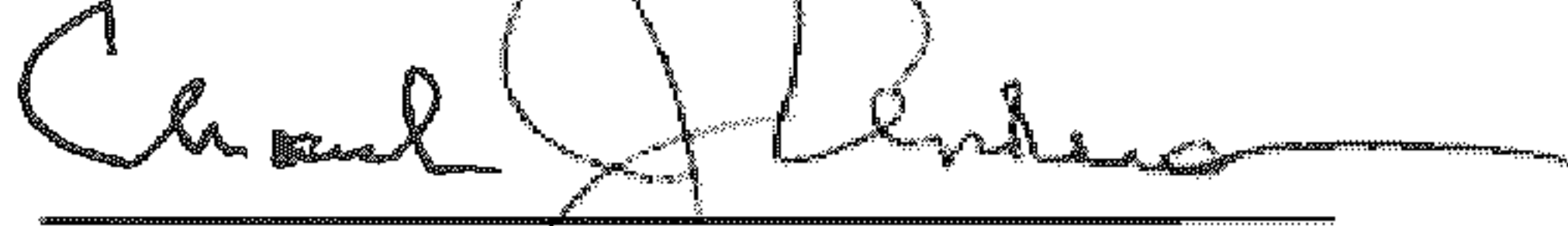
From a 1 foot square bar at the NW corner of Section 17, Township 20 South-Range 1 West, sighting South §317.25 feet on a 4 foot x 4 foot concrete monument at the SW corner of said Section 17, turn thence 00 Degrees 39 Minutes 02 Seconds left and run 1336.73 feet to a 1.5 foot pipe accepted as the NW corner of the SW 1/4 of the NW 1/4 of said Section 17, thence turn 00 Degrees 01 Minutes 14 Seconds left and run 330.03 feet along the accepted West boundary of said SW 1/4-NW 1/4 to a 1 inch pipe, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 1007.36 feet to a 1/2 inch rebar accepted as the SW corner of said SW 1/4 -NW 1/4; thence turn 89 Degrees 00 Minutes 52 Seconds left and run 815.00 feet along the accepted South boundary of aforementioned SW 1/4 -NW 1/4 to a 1/2 inch rebar that is set 456.63 feet West of a 1.5 inch pipe accepted as the SE corner of said SW 1/4 -NW 1/4, thence turn 98 Degrees 34 Minutes 42 Seconds left and run 311.75 feet along a fence line to a 1/2 inch rebar, thence turn 76 Degrees 40 Minutes 49 Seconds left and run 108.59 feet along a fence line to a 1/2 inch rebar thence turn 72 Degrees 19 Minutes 50 Seconds right and run 62.93 feet along a fence line to a 1/2 inch rebar, thence turn 28 Degrees 10 Minutes 07 Seconds left and run 56.82 feet along a fence line to a 1/2 inch rebar thence turn 41 Degrees 11 Minutes 58 Seconds right and run 87.25 feet along a fence line to a 1/2 inch rebar, thence turn 91 Degrees 11 Minutes 44 Seconds left and run 117.66 feet along a fence line to a 1/2 inch rebar, thence turn 90 Degrees 06 Minutes 26 Seconds right and run 529.06 feet to a 1/2 inch rebar, thence turn 90 Degrees 0 Minutes 0 Seconds left and run 439.90 feet to a 1/2 rebar, thence turn 105 Degrees 28 Minutes 23 Seconds right and run 57.00 feet along a fence line to a 1/2 inch rebar, thence turn 18 Degrees 49 Minutes 04 Seconds left and run 79.81 feet along a fence line to a 1/2 inch rebar, thence turn 16 Degrees 22 Minutes 26 Seconds left and run 119.81 feet along a fence line to a 1/2 inch rebar, thence turn 26 Degrees 51 Minutes 10 Seconds left and run 25.55 feet along a fence line to a 1/2 inch rebar, thence turn 49 Degrees 46 Minutes 23 Seconds left and run 673.63 feet along a fence line to a 1/2 inch rebar, thence turn 20 Degrees 48 Minutes 20 Seconds left and run 143.28 feet to a 1/2 inch rebar thence turn 13 Degrees 51 Minutes 48 Seconds right and run 49.24 feet to a 1/2 inch rebar, thence turn 26 Degrees 19 Minutes 56 Seconds right and run 67.71 feet to a 1/2 inch rebar, thence turn 18 Degrees 52 Minutes 53 Seconds left and run 112.00 feet to a 1/2 inch rebar thence turn 07 Degrees 33 Minutes 01 Seconds left and run 89.90 feet to a 1/2 inch rebar thence turn 08 Degrees 36 Minutes 04 Seconds right and run 65.30 feet to a 1/2 inch rebar, thence turn 22 Degrees 28 Minutes 24'Seconds right and run 50.52 feet to a 1/2 inch rebar on the Easterly boundary of Shelby County Road #39 (80 foot Right of Way), thence turn 84 Degrees 16 Minutes 13 Seconds left and run 99.12 feet along said road boundary to a 1/2 inch rebar, thence turn 111 Degrees 47 Minutes 44 Seconds left and run 1251.18 feet along an accepted property line of the point of beginning of herein described parcel of land, situated in the SW 1/4-NW 1/4 of Section 17 Township 20 South Range 1 West and the SE 1/4-NE 1/4 of Section 18, Township 20 South Range 1 West, 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 \$1,175,000.00 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 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 2nd day of May, 2024.



Charles J. Anderson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles J. Anderson 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 ^{2nd} ~~3rd~~ day of May, 2024.



Notary Public

My Commission Expires:

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

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of May, 2024.



Malissa Till Anderson

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~ *Shelby*




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2024 12:59:28 PM
\$26.00 PAYGE
20240507000133860

Ann S. Bayl

I, the undersigned Notary Public in and for said County and State, hereby certify that Malissa Till Anderson 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 3rd day of May, 2024.



Notary Public

My Commission Expires:

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