

Send tax notice to:
Andrew Papoy
3061 Cahaba Valley Road
Indian Springs, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024169

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Million Six Hundred Seventy-Five Thousand and 00/100 Dollars (\$2,675,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Matthew W Graves and Kaitlin O'Donnell Graves, husband and wife** whose mailing address is: 5650 Double Oak Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by **Andrew Papoy and Lauren Papoy** whose property address is: **3061 Cahaba Valley Road, Indian Springs, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

see attached legal description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 101, page 528 and Deed Book 175, page 294 in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 135, page 15 in the Probate Office of Shelby County, Alabama.
4. Permit to Alabama Power Company recorded in Deed Book 238, page 426 in the Probate Office of Shelby County, Alabama.
5. Easement to South Central Bell Telephone Company recorded in Deed Book 333, page 468 in the Probate Office of Shelby County, Alabama.

\$2,140,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of May 2024.

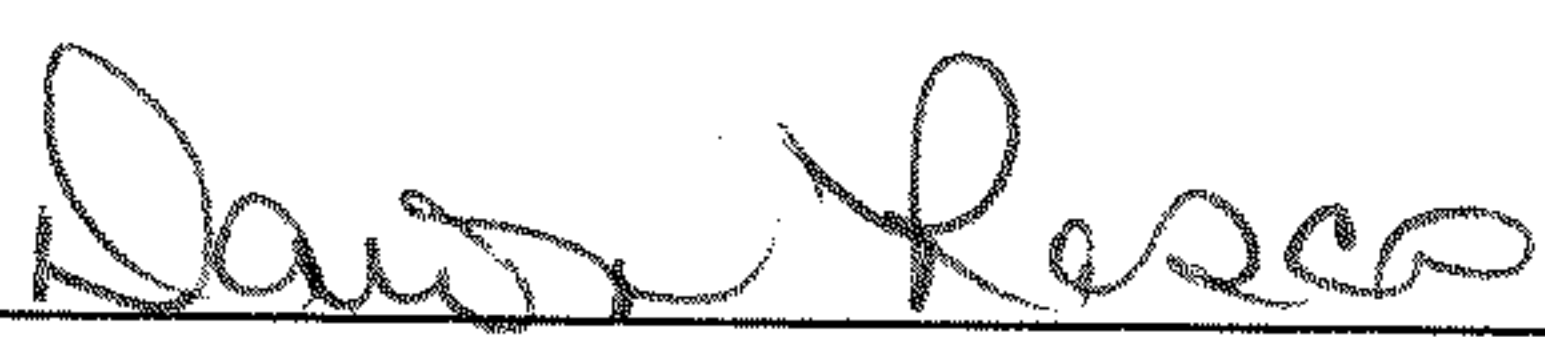

Matthew W Graves


Kaitlin O'Donnell Graves

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew W Graves and Kaitlin O'Donnell Graves whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of May, 2024.


Notary Public
Print Name: 3/23/2024
Commission Expires:

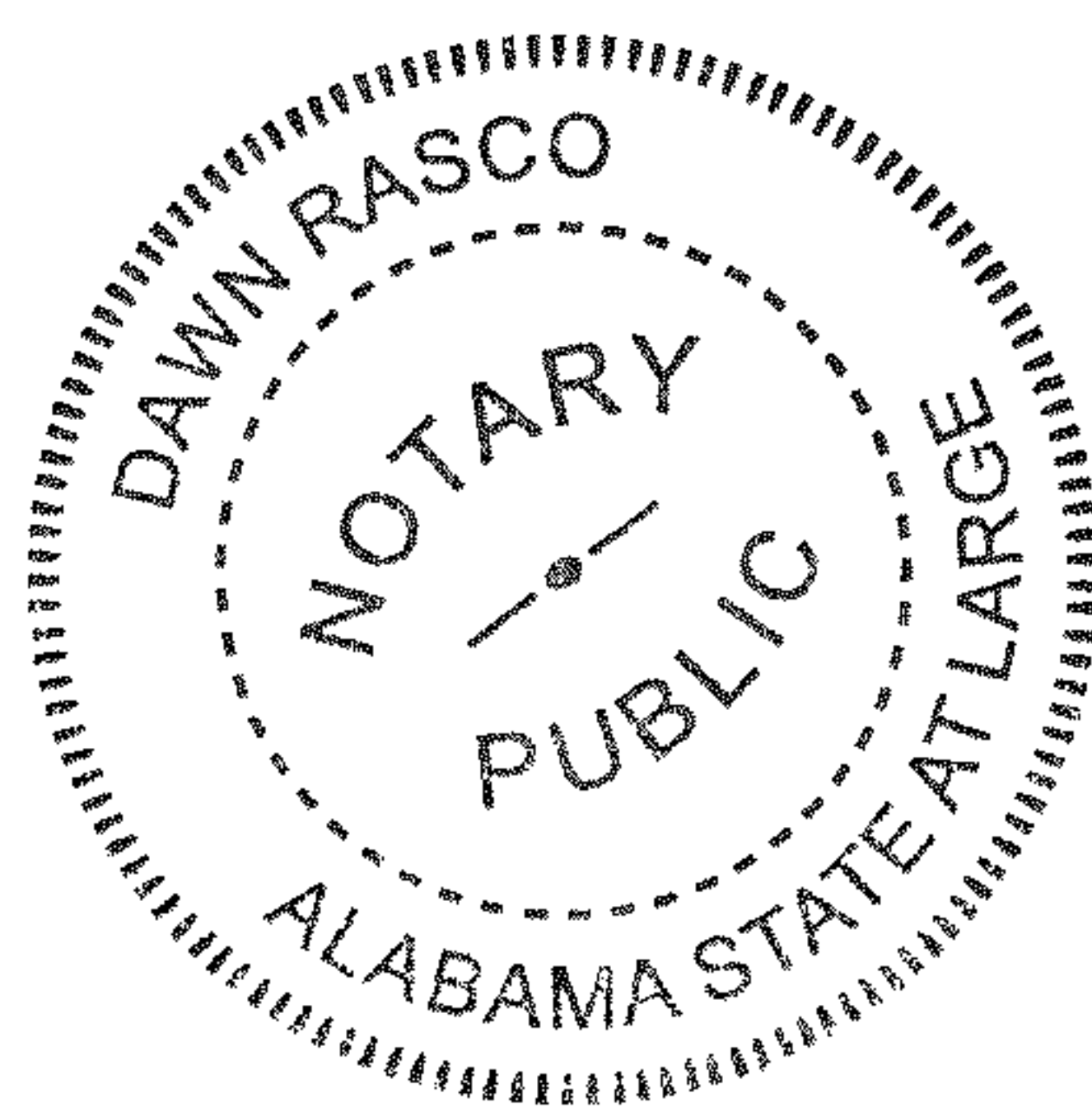
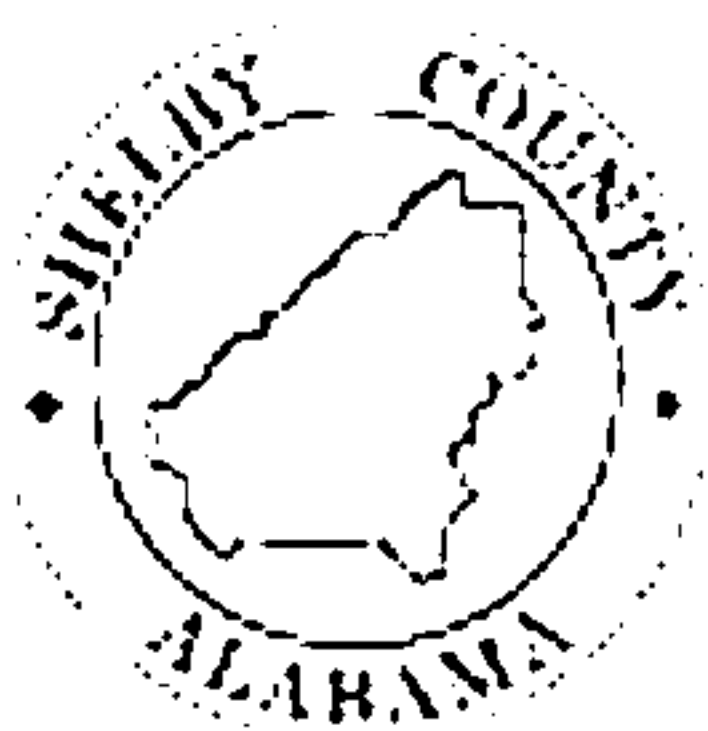


EXHIBIT "A"

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

A parcel of land situated in the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at a 1 1/2 inch open top iron found, locally accepted to be the Northeast corner of said Section 28; thence run West along the North line of said Section 28 for 1097.00 feet to a point; thence turn an angle to the left of 103 deg. 56 min. 31 sec. and run in a Southeasterly direction for a distance of 1280.34 feet to a railroad spike found in the centerline of Grimes Road and also on the Northwest right of way line of Alabama Highway No. 119; thence turn an angle to the right of 80 deg. 45 min. 34 sec. and run in a Southwesterly direction along said Northwest right of way line for a distance of 471.32 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 156.65 feet to a concrete monument found on a curve to the left having a central angle of 2 deg. 20 min. 58 sec. and a radius of 4697.26 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right of way line for a distance of 192.61 feet to an iron pin found; thence turn an angle to the right from the chord of last stated curve of 89 deg. 44 min. 12 sec. and run in a Northwesterly direction for a distance of 508.63 feet to an iron pin found; thence turn an angle to the right of 5 deg. 59 min. 11 sec. and run in a Northwesterly direction for a distance of 270.73 feet to an iron pin set; thence turn an angle to the right of 75 deg. 59 min. 29 sec. and run in a Northeasterly direction for a distance of 397.39 feet to a 1 1/2 inch open top iron found; thence turn an angle to the right of 18 deg. 27 min. 34 sec. and run in a Northeasterly direction for a distance of 57.26 feet to an iron pin set; thence turn an angle to the right of 90 deg. 55 min. 15 sec. and run in a Southeasterly direction for a distance of 490.27 feet to the corner of a fence; thence turn an angle to the left of 6 deg. 02 min. 25 sec. and run in a Southeasterly direction for a distance of 348.62 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 01:51:16 PM
\$563.00 BRITTANI
20240607000170530

Allen S. Boyd