

Send Tax Notice to:
Aaron Paul Lindow and Angela Paige
Lindow
16437 Alabama 25
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-2808**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kalyn Davis and Anna Davis, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

Stoneriver Drive, 113, Birmingham, AL 35211

by **Aaron Paul Lindow and Angela Paige Lindow (herein referred to as "Grantee," whether one or more)**, whose mailing address is

16437 Alabama 25, Calera, AL 35040

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 property, which has a mailing address of **16437 Alabama 25, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$351,037.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 06 day of June, 2024.



Kalyn Davis

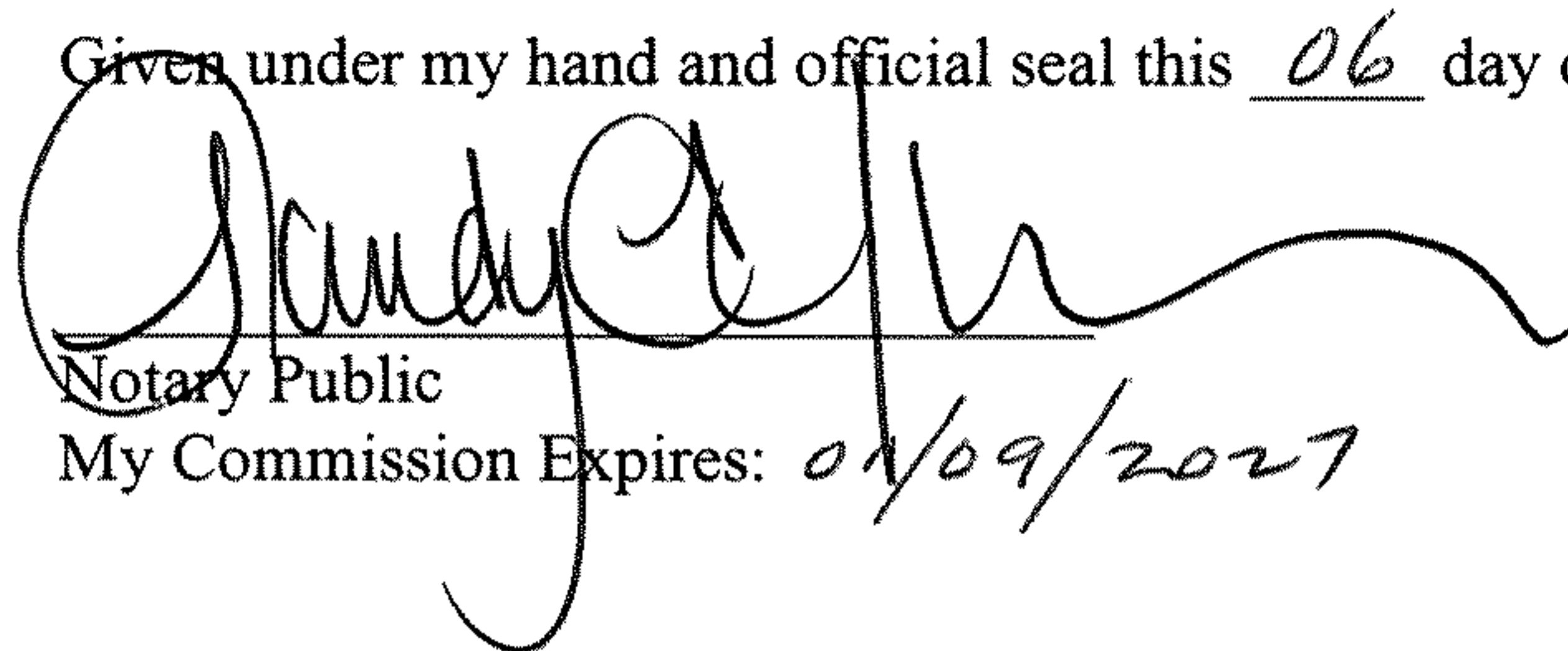


Anna Davis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kalyn Davis and Anna Davis 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 06 day of May, 2024.



Notary Public

My Commission Expires: 01/09/2027

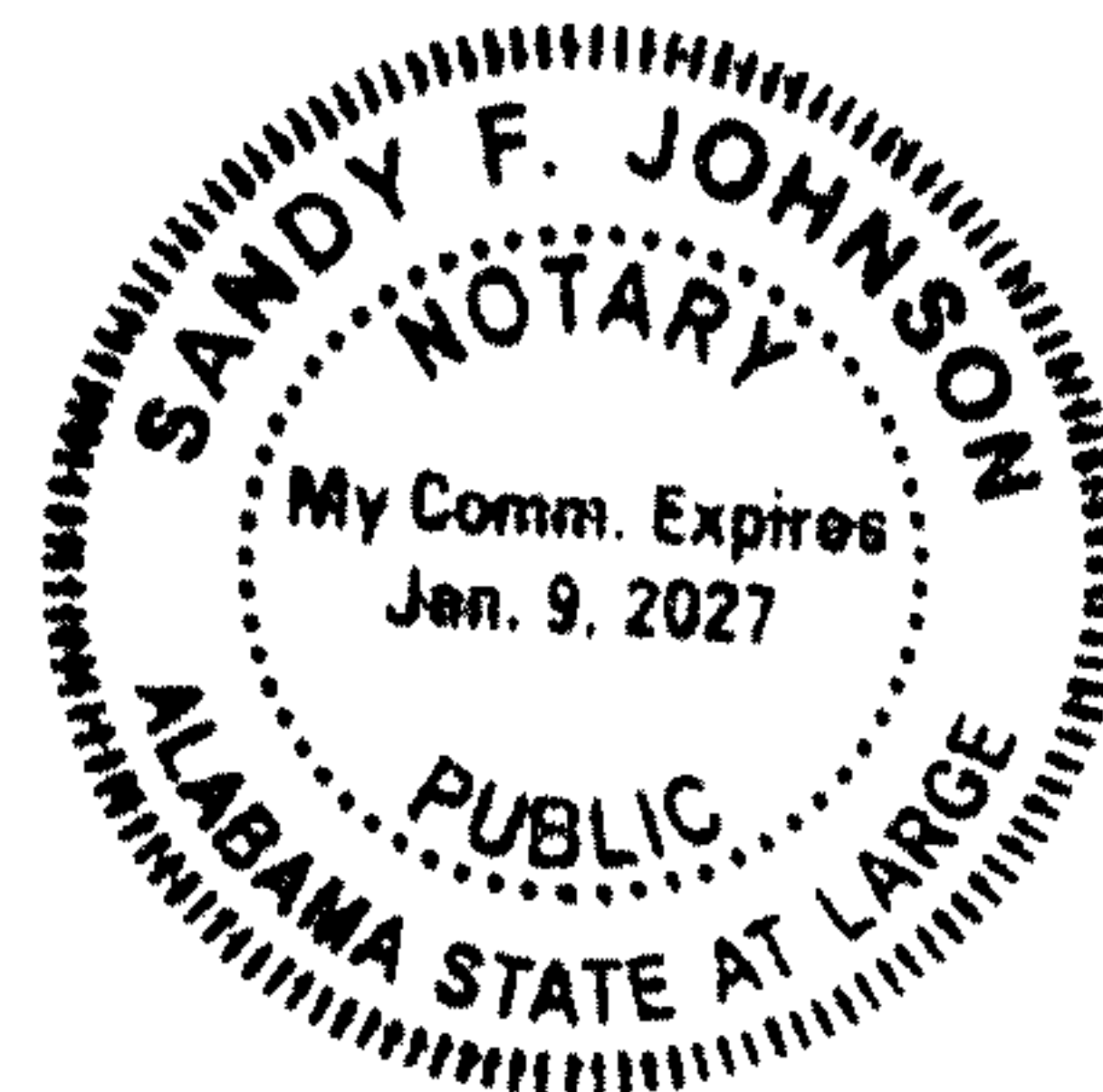


EXHIBIT A**Property 1:**

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section S, Township 22 South, Range 1 West, and run S 65°11'W for 209.35 feet; thence 20°18' left and run Southwesterly for 2168.61 feet to a point on the Northerly ROW line of Alabama Highway No. 25; thence continue along the last described course and along said Northerly ROW for 788.8 feet to the P.C. of a ROW curve having a central angle of 6°24'03" and a radius of 1879.8 feet; thence continue along said curve for 210.0 feet to the beginning of a curve to the right having a central angle of 17°22'52" and a radius of 1879.8 feet and continue along said curve for 570.25 feet to the PT of said curve; thence continue along said ROW tangent to said curve for 737.0 feet to the Point of Beginning; thence continue along said ROW on the same course for 513.0 feet to the center of Camp Branch; thence 60°39'32" right and run Northwesterly along the center of said Branch for 68.97 feet; thence 20°13'12" right and continue along said Branch for 308.36 feet; thence 62°21' left and continue along said Branch for 232.39 feet; thence 94°19'40" right and continue along said Branch for 102.53 feet; thence 31°22'30" left and run along said Branch for 59.64 feet; thence 92°05' right and run Northeasterly for 790.0 feet; thence 96°26'01" right and run Southeasterly for 680.43 feet to the Point of Beginning Being situated in the South 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2024 10:30:03 AM
\$192.00 JOANN
20240611000173240

Allen S. Bayl