

Send Tax Notice to:
Daniel Mattiace and Dana Marie
Mattiace
89 Walden Road
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-4157**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00) 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 **Chris Shorter and Tabitha Shorter, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

11076 Woolmarket Lake Rd, Biloxi MS 39532

by **Daniel Mattiace and Dana Marie Mattiace (herein referred to as "Grantee," whether one or more)**, whose mailing address is

89 Walden Road, Columbiana, AL 35051

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 **89 Walden Road, Columbiana, AL 35051**, 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.

\$265,000.00 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 19 day of July, 2024.


Chris Shorter


Tabitha Shorter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Chris Shorter and Tabitha Shorter 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 19 day of July, 2024.


Notary Public

My Commission Expires: 05/02/2026

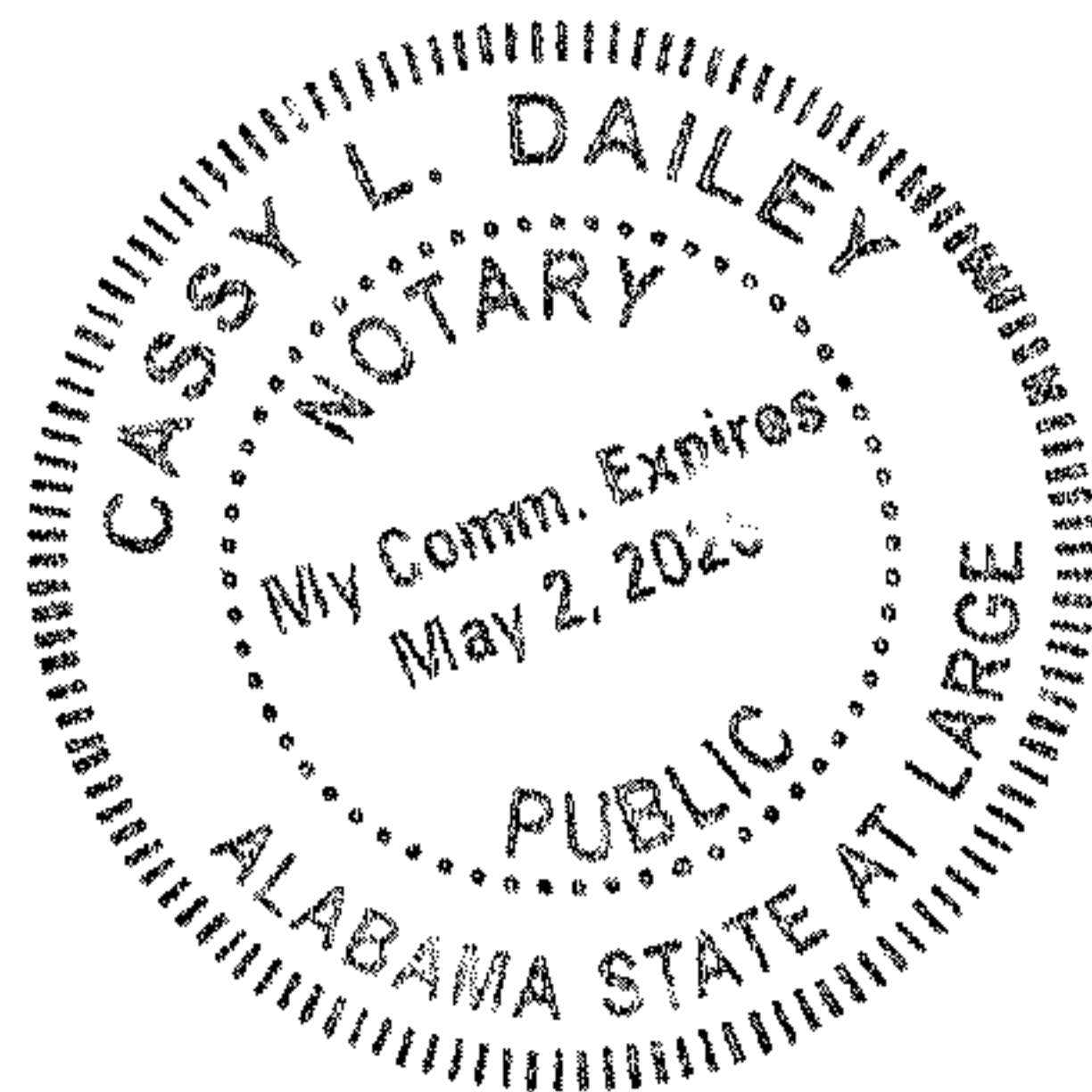


EXHIBIT A

Property 1:
Deed Instrument # 20190212000046160

PARCEL I: Tax Parcel ID #: 20-9-31-0-000-007.002

A portion of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows: Begin at the NE corner of Section 31, Township 21 South, Range 1 East and run westerly along the North side of the said section for 820.47 feet to an iron on the SW right of way of Shelby County Road No. 28; thence turn an angle of 139 degrees 06 minutes to the left and run southeasterly along the SW right of way of said road #28 for 686.30 feet to a point in centerline of a 30 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 degrees 00 minutes to the right and run southwesterly along the 30 foot access easement for 851.71 feet; thence turn an angle of 90 degrees 30 minutes to the right and run northwesterly for 15.00 feet to the point of beginning; thence continue along the same line running northwesterly for 166.17 feet; thence turn an angle of 89 degrees 30 minutes to the right and run northeasterly for 262.18 feet; thence turn an angle of 90 degrees 30 minutes to the right and run southeasterly for 166.17 feet to a point on the West side of the said 30 foot wide access easement; thence turn an angle of 69 degrees 30 minutes to the right and run southwesterly along the West side of the 30 foot wide access easement for 262.18 feet back to the point of beginning. Situated in Shelby County, Alabama.

PARCEL IV: Tax Parcel ID #: 20-9-31-0-000-007.003

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows:

Begin at the Northeast corner of Section 31, Township 21 South, Range 1 East, and run westerly along the North side of said section for 820.47 feet to an iron on the Southwest right of way of Shelby County Road No. 28; thence turn an angle of 139 degrees 06 minutes to the left and run southeasterly along the Southwest right of way of said Road Number 28 for 686.30 feet to a point in centerline of a 30 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 degrees 00 minutes to the right and run southwesterly along the 30 foot wide access easement for 851.71 feet; thence turn an angle of 90 degrees 30 minutes to the right and run northwesterly for 15.00 feet to the point of beginning; thence turn an angle of 90 degrees 30 minutes to the left and run southwesterly for 100.00 feet; thence turn and run northwesterly for 240.55 feet; thence turn an angle of 89 degrees 30 minutes to the right and run northeasterly for 362.18 feet; thence turn an angle of 90 degrees 30 minutes to the right and run southeasterly for 74.38 feet; thence turn an angle of 89 degrees 30 minutes to the right and run southwesterly for 262.18 feet; thence turn an angle of 89 degrees 30 minutes to the left and run southeasterly for 166.17 feet back to the point of beginning. Situated in Shelby County, Alabama.

Deed Instrument # 20190212000046180

PARCEL V: Tax Parcel ID #: 20-9-31-0-000-007.004

A portion of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows: Begin at the SW corner of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, and run North along the West side of said NE 1/4 of NE 1/4, 428 feet; thence turn right 54 degrees and run northeasterly for 362 feet; thence turn right 79 degrees 30 minutes and run southeasterly for 148.62 feet; thence turn right 89 degrees 30 minutes and run southwesterly for 362.18 feet; thence turn left 89 degrees 30 minutes and run southeasterly for 270.55 feet; thence turn right 89 degrees 30 minutes and run southwesterly for 150 feet to the South side of the NE 1/4 of the NE 1/4 of said section; thence turn right 46 degrees and run West along south line for 256 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III: Tax Parcel ID #: 20-9-31-0-000-007.006

Commencing at the NE corner of Section 31, Township 21 South, Range 1 East, thence West 820.47 feet to the SW right of way of County Highway #28; thence Southeast along right of way 671.3 feet; thence turn 90 degrees to the

right and run a distance of 589.67 feet to the point of beginning; thence continue along last described course a distance of 362.16 feet, more or less, to the Billy Wayne Crenshaw and Linda Sue Crenshaw property; thence turn 90 degrees to the left and run a distance of 30 feet, more or less, to the Howard Foster and Kay Foster property; thence turn 90 degrees to the left and run a distance of 362.16 feet; thence turn left and run 30 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III: Tax Parcel ID #: 20-9-31-0-000-007.000

Commence at the SW corner of the NE 1/4, NE 1/4 of Section 31, Township 21 South, Range 1 East of said section; Being the same as the center of the NE 1/4 of said Section; thence North along the West line 428 feet to the point of beginning; thence continue North 180 feet along West line; thence turn 54 degrees right to the NE for a distance of 220 feet; thence turn 79 degrees 30 minutes right to the SE for a distance of 150 feet; thence turn 79 degrees right to the SW for a distance of 362 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL VI: Tax Parcel ID #: 20-9-31-0-000-009.001

Begin at the NE corner of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said Section 31 a distance of 820.47 feet to the SW right of way boundary of Kingdom Road (Shelby County Hwy. No. 28); thence turn an angle of 139 degrees 06 minutes to the left and run along said SW right of way boundary a distance of 701.30 feet to the NE corner of property conveyed by deed recorded in Deed Book 249, Page 410; thence turn an angle of 90 degrees to the right and run a distance of 776 feet along the northwesterly boundary of the property described in said deed to the NW corner; thereof, being the point of beginning of the property described herein; thence continue in the same direction to a point on the South boundary of the NE 1/4 of NE 1/4 of said Section 31; thence run East along the South boundary of said quarter-quarter section to the northwesterly boundary of the property conveyed to grantors by deed recorded in Deed Book 274, Page 627; thence run northeasterly along the northwesterly boundary of the property described in said deed a distance of 117 feet, more or less, to the southwesterly corner of the property described in deed recorded in said Deed Book 249, Page 410; thence run northwesterly along the southwesterly boundary of the property described in said deed a distance of 225 feet, more or less, to the point of beginning.

Parcel VII:

An Easement for access and utilities over the following described property:

Commencing at the NE corner of Section 31; Township 21 South, Range 1 East; thence West 820.47 feet to the SW right of way of County Hwy # 28; thence SE along ROW 671.3 feet to the point of beginning; thence continue SE 30 feet; thence turn 90 degrees to the right for a distance of 30 feet to the NW; thence turn 90 degrees right for a distance of 589.67 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2024 01:22:42 PM
\$81.00 PAYGE
20240722000223710

Alvin S. Bayl