

THIS INSTRUMENT PREPARED BY:
KATHERINE H WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
JONATHAN CURTIS AND DEBBIE CURTIS
448 Rock School Road
Wilsonville, AL 35186

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED


20240808000246210 1/2 \$370.00
Shelby Cnty Judge of Probate, AL
08/08/2024 08:40:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY-FIVE THOUSAND AND 00/100 (\$345,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, SHARON BENITA JOINER, an unmarried individual, whose address is 8048 Highway 55 Wilsonville, AL 35186, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, JONATHAN CURTIS AND DEBBIE CURTIS, whose address is 448 Rock School Road, Wilsonville, AL 35186, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for legal Description

Subject to current taxes, building lines, easements, rights of way, and restrictions of record.

Property Address is 520 Rock School Road, Wilsonville, AL 35186.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANNEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANNEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANNEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANNEES, and with GRANNEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANNEES, and GRANNEES' heirs and assigns, forever against the lawful claims of all persons.

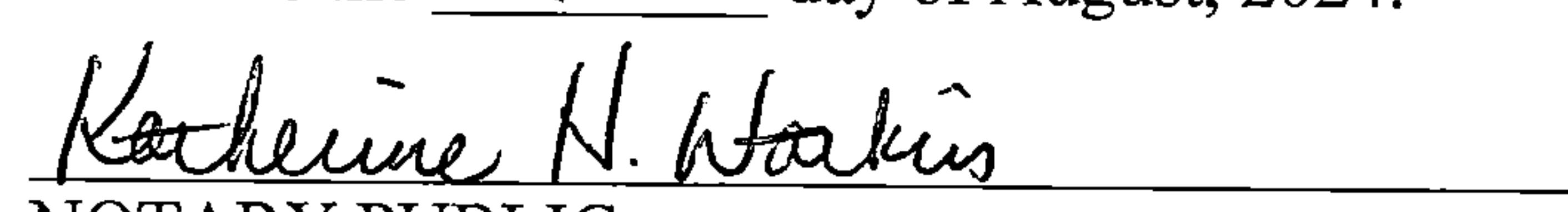
IN WITNESS WHEREOF, said GRANTOR, has hereunto set her hand and seal this the 6th day of August, 2024.


SHARON BENITA JOINER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sharon Benita Joiner, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of August, 2024.


NOTARY PUBLIC
My Commission Expires: 8/14/2025

Shelby County, AL 08/08/2024
State of Alabama
Deed Tax:\$345.00

Exhibit A
Legal Description

LEGAL DESCRIPTION:
(AS-SURVEYED)

20240808000246210 2/2 \$370.00
Shelby Cnty Judge of Probate, AL
08/08/2024 08:40:04 AM FILED/CERT

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, SAID POINT BEING A FOUND 1/2" REBAR, AND RUN N 01°26'34" E FOR A DISTANCE OF 407.62' TO A FOUND 1/2" CAPPED REBAR STAMPED "TUCKER ENGINEERING"; THENCE RUN N 87°26'59" E FOR A DISTANCE OF 699.77' TO A FOUND 1/2" CAPPED REBAR STAMPED "TUCKER ENGINEERING"; THENCE RUN N 01°22'24" E FOR A DISTANCE OF 484.34' TO A FOUND 1/2" CAPPED REBAR STAMPED "TUCKER ENGINEERING" ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 450 (AKA ROCK SCHOOL ROAD) (60' RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 255.97', A CHORD BEARING OF S 73°59'36" E, AND A CHORD LENGTH OF 41.72'; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG SAID ARC OF SAID CURVE FOR A DISTANCE OF 41.77' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 249.60' FEET, A CHORD BEARING OF S 88°45'08" E, AND A CHORD DISTANCE OF 166.48'; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 169.73'; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 71°52'35" E FOR A DISTANCE OF 449.75' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 589.74', A CHORD BEARING OF N 78°42'37" E, AND A CHORD DISTANCE OF 134.17'; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 134.46' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN N 83°29'40" E FOR A DISTANCE OF 141.50' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY 450 AND THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 55 (80' RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2249.37', A CHORD BEARING OF S 02°11'58" E, AND A CHORD DISTANCE OF 280.10'; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 450, RUN ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY 55 FOR A DISTANCE OF 280.28' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1269.81', A CHORD BEARING OF S 12°15'15" W, AND A CHORD DISTANCE OF 364.20'; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 365.46' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN S 21°19'15" W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 422.55' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY, RUN N 89°47'09" W FOR A DISTANCE OF 106.24' TO A FOUND 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS"; THENCE RUN N 88°53'35" W FOR A DISTANCE OF 133.08' TO A FOUND 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS"; THENCE RUN S 89°08'45" W A DISTANCE OF 417.13' TO A FOUND NAIL IN POST; THENCE RUN S 83°42'59" W FOR A DISTANCE OF 152.09' TO A FOUND 5/8" CAPPED REBAR STAMPED "SOUTHERN CROSS"; THENCE RUN S 86°07'39" W FOR A DISTANCE OF 600.73' TO THE **POINT OF BEGINNING**. CONTAINING 24.53 ACRES, MORE OR LESS.