

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Tommy Hester

48 Circle 1
Shelby Ac 35143

File No.: MV-24-30004

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kainah M. Norris, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tommy Hester**, (herein referred to as Grantee, whether one or more), the following described real estate, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

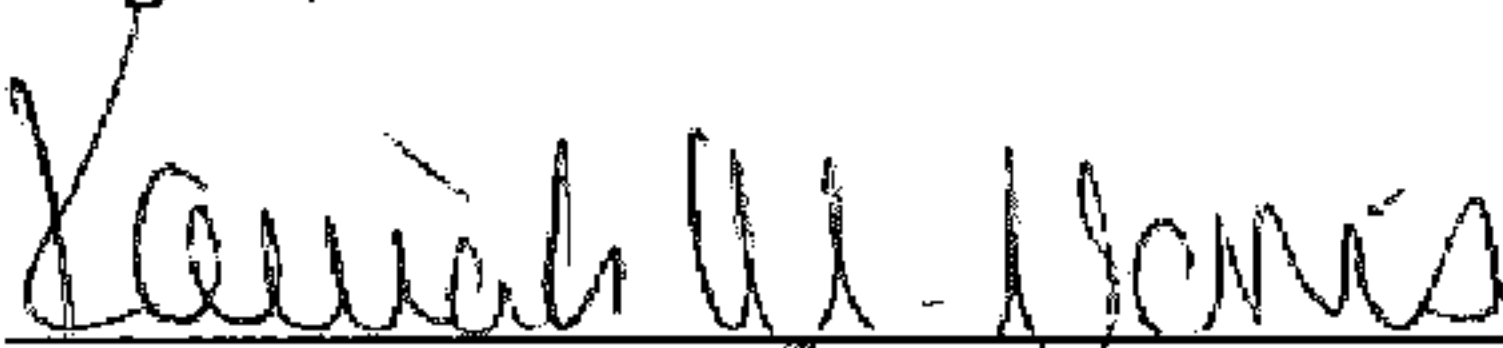
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of August, 2024.


Kainah M. Norris

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Kainah M. Norris, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2024.


Notary Public, State of Alabama

My Commission Expires: 9-1-2024



EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00 degrees 00 minutes 07 seconds East, a distance of 1323.63 feet to a point on the southeasterly R.O.W. line of North River Drive, all further calls will be along R.O.W. until otherwise specified; thence North 20 degrees 53 minutes 37 seconds East, a distance of 426.09 feet to a curve to the right, having a radius of 3004.83, a central angle of 03 degrees 46 minutes 28 seconds and subtended by a chord which bears North 22 degrees 46 minutes 51 seconds East, and a chord distance of 197.91 feet; thence along the arc of said curve, a distance of 197.95 feet; thence North 24 degrees 40 minutes 05 seconds East, a distance of 221.85 feet to a curve to the right, having a radius of 410.72, a central angle of 25 degrees 34 minutes 04 seconds, and subtended by a chord which bears North 37 degrees 27 minutes 07 seconds East, and a chord distance of 181.76 feet; thence along the arc of said curve, a distance of 183.28 feet; thence North 50 degrees 14 minutes 09 seconds East, a distance of 184.57 feet to a curve to the right, having a radius of 226.67, a central angle of 95 degrees 03 minutes 08 seconds and subtended by a chord which bears South 82 degrees 14 minutes 17 seconds East, and a chord distance of 334.38 feet; thence along the arc of said curve, a distance of 376.04 feet; thence South 34 degrees 42 minutes 43 seconds East, a distance of 80.47 feet to a curve to the left, having a radius of 272.74, a central angle of 64 degrees 29 minutes 57 seconds and subtended by a chord which bears South 66 degrees 57 minutes 41 seconds East, and a chord distance of 291.07 feet; thence along the arc of said curve, a distance of 307.03 feet; thence North 80 degrees 46 minutes 47 seconds East, a distance of 102.08 feet; thence South 00 degrees 00 minutes 31 seconds East and leaving said R.O.W. line, a distance of 2166.46 feet to the SE corner of the SW 1/4 of the NW 1/4 of said Section 7; thence North 89 degrees 41 minutes 16 seconds West, a distance of 1319.73 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: A parcel of land to be part of Lot 1A of A Resurvey of Lot 1 of Hickory Acres, approved by Shelby County Development Services and in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00 degrees 00 minutes 31 seconds West for a distance of 816.46 feet; thence South 89 degrees 59 minutes 29 seconds West for a distance of 579.00 feet; thence South 06 degrees 53 minutes 41 seconds East for a distance of 819.68 feet; thence South 89 degrees 41 minutes 16 seconds East for a distance of 480.73 feet to the POINT OF BEGINNING.

ALSO:

15' non exclusive, Ingress/Egress Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at a rebar on the Easterly R.O.W. line of Bentley Circle, being NW Corner of Lot 2 of Shelby Shores, 1977 Addition, as recorded in Map Book 7, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama; thence along a chord of S28°23'50"E along said R.O.W line a distance of 51.38' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N57°49'01"E and leaving said R.O.W. line, a distance of 53.97'; thence N52°43'08"E, a distance of 167.66'; thence N68°20'49"E, a distance of 12.51' to the waters edge of Lay Lake and the POINT OF ENDING OF SAID CENTERLINE.

Easement shall be for the use of Concrete ramp at the NE end of said easement. Said easement shall not be used for parking.

LESS AND EXCEPT:

Property conveyed in deed recorded in Inst. 20170406000116610 and Inst. 2016102600039451 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/09/2024 02:33:57 PM
 \$278.00 JOANN
 20240809000248750

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Kainah M. Norris</u>	Grantee's Name	<u>Tommy Hester</u>
Mailing Address	<u>721 Penny Ln</u> <u>Trussville AL 35177</u>	Mailing Address	<u>48 Circle 1</u> <u>Shelby AL 35147</u>
Property Address	<u>915 River Dr.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 09, 2024</u>
		Total Purchase Price	<u>\$250,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 06, 2024

Print Kainah M. Norris

 Unattested

Sign Kainah M. Norris
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)