

SEND TAX NOTICE TO:
Philip G. Engelhardt
112 Westover Circle
Westover, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$345,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lynda Faye Smith, an unmarried person**, whose address is 65 Downs Circle, Shelby, AL 35143, (hereinafter "Grantor", whether one or more), by **Philip G. Engelhardt**, whose address is 112 Westover Circle, Westover, AL 35147, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Philip G. Engelhardt**, the following described real estate situated in Shelby County, Alabama, **the address of which is 112 Westover Circle, Westover, AL 35147 to-wit:**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 5/8" REBAR BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 00°37'45" W ALONG SAID 1/4 - 1/4 LINE FOR A DISTANCE OF 233.52' TO A FOUND ALUMINUM CAPPED REBAR STAMPED "WHEELER"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 64°55'01" E FOR A DISTANCE OF 341.57' TO A FOUND 1-1/2" OPEN TOP PIPE ON THE SOUTHERLY RIGHT OF WAY MARGIN OF WESTOVER CIRCLE (PRESCRIPTIVE RIGHT OF WAY); THENCE RUN ALONG SAID SOUTHERLY MARGIN N 37°05'09" W FOR A DISTANCE OF 381.17' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE SOUTHERLY MARGIN OF WESTOVER ROAD (120' R.O.W.) AND BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 1948.35', A DELTA ANGLE OF 18°51'47", A CHORD BEARING OF S 63°18'40" E, AND A CHORD LENGTH OF 638.55'; THENCE RUN ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE FOR A DISTANCE OF 641.45' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID RIGHT OF WAY, RUN S 00°07'28" W FOR A DISTANCE OF 364.04' TO A FOUND 1/2" REBAR; THENCE RUN S 81°37'39" W FOR A DISTANCE OF 126.44' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 80°42'28" W FOR A DISTANCE OF 272.38' TO A FOUND 1/2" REBAR; THENCE RUN N 88°06'49" W FOR A DISTANCE OF 272.38' TO THE POINT OF BEGINNING.

BEING SUBJECT TO A DRIVEWAY EASEMENT

ALSO AN EASEMENT, FOR AN EXISTING DRIVEWAY, BEING 20 FEET IN WIDTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N 00°21'28" W, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 235.65 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER CA0502"; THENCE N 64°42'40" E, A DISTANCE OF 98.28 FEET TO THE POINT OF BEGINNING; THENCE N 75°48'57" E, A DISTANCE OF 183.67 FEET; THENCE N 57°10'58" W, A DISTANCE OF 69.47 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF WESTOVER CIRCLE.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Linda Faye Smith is the surviving grantee of that deed recorded in 1999-44119, in the Probate Office of Shelby County, Alabama; the other grantee William Glason Smith, having died on or about the 20th day of September, 2009. Lynda Faye Smith is one and the same as Linda Faye Smith and Lynda Gardner Smith.

Subject to a third-party mortgage in the amount of \$327,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2024.


Lynda Faye Smith

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lynda Faye Smith 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 5th day of September, 2024.



Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2024 11:12:20 AM
\$42.50 JOANN
20240911000282130

