

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$300,000.00**) and other valuable considerations to the undersigned Grantor,

Wendy Berry, a single woman
Burk Allen Berry, died 01/07/2024
425 Westover Rd Harpersville, AL 35078

in hand paid by Grantee,

Wendy Berry, Trustee of the
Wendy Berry Living Trust dated June 28, 2024
425 Westover Rd Harpersville, AL 35078

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Property Address: 425 Westover Rd Harpersville, AL 35078
Parcel No.: 07 9 30 0 000 009.000

See Exhibit A for Legal Description

For source of title see: Instrument Number 20211229000611620

DESCRIPTION FURNISHED BY GRANTOR
NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.

To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this day June 28, 2024.

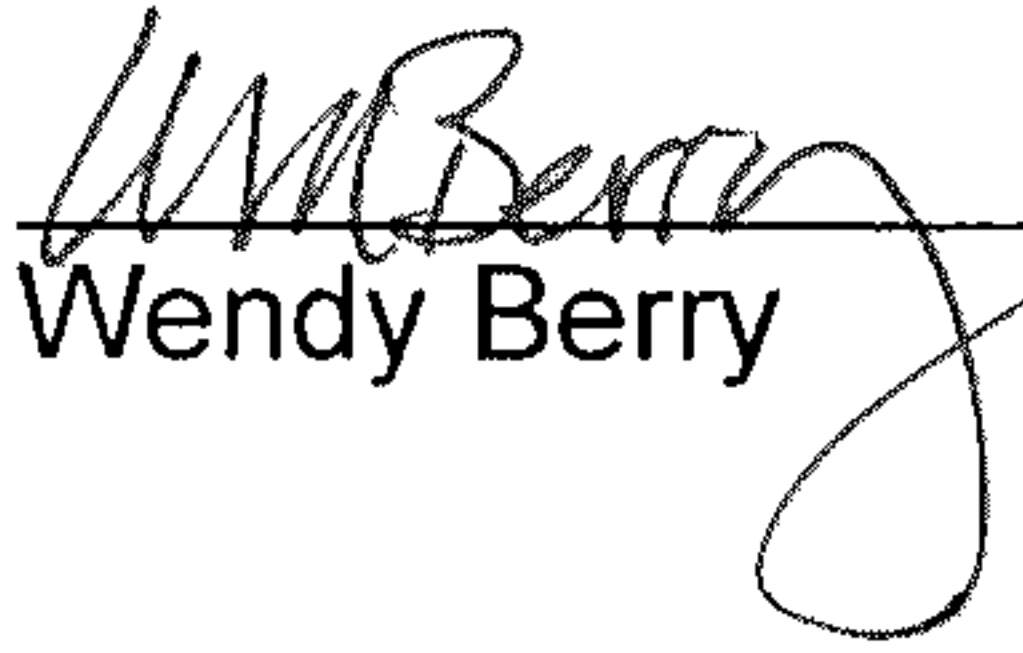
STATE OF ALABAMA

)

) ss.

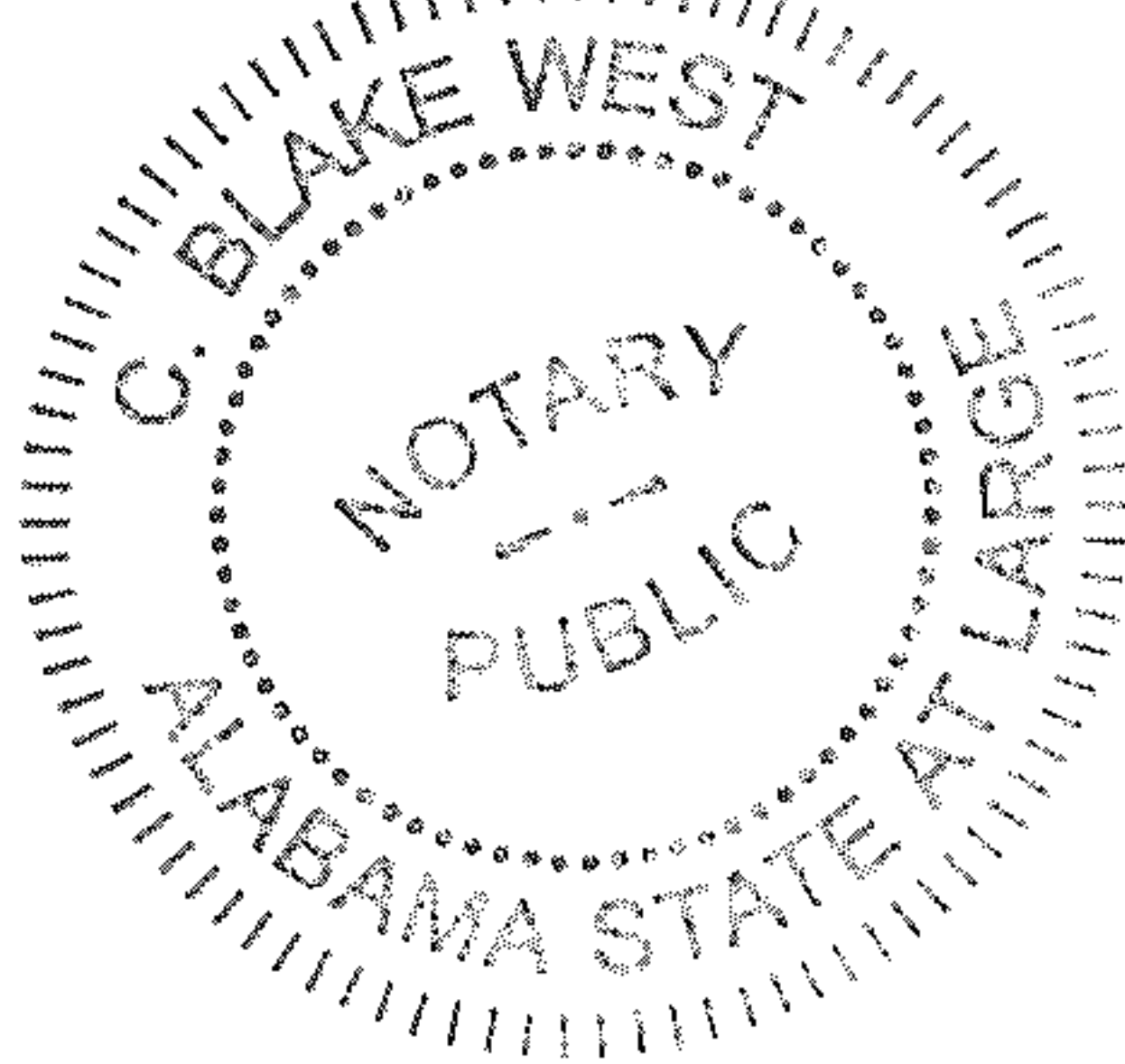
COUNTY OF SHELBY

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Wendy Berry

On June 28, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Wendy Berry, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

[seal]





C. Blake West, Notary Public
My commission expires: 07/23/2025

Tax Notice to:

Wendy Berry Living Trust
425 Westover Rd Harpersville, AL 35078

This instrument prepared by:

C. Blake West
Vertical Estate Planning, LLC
417 4th Ave SW Ste 270
Cullman, AL 35055
(256) 734-0026

Exhibit A to Deed to Wendy Berry Living Trust

Commence at a concrete monument being the Northwest corner of Section 30, Township 19 South Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 26' 31" East along the North boundary of said Section 30 for a distance of 1596.65 feet to a point on the Westerly right-of-way of Old U.S. Highway 280; thence proceed South 08 degrees 06' 27" East along the Westerly right-of-way of said road for a chord distance of 174.06 feet to a 6" X 6" concrete monument in place; thence proceed South 11 degrees 23' 56" East along the Westerly right-of-way of said road for a chord distance of 340.13 feet to a 1" pipe in place, said point being the point of beginning. From this beginning point proceed South 84 degrees 53' 05" West for a distance of 420.32 feet to a 1" pipe in place; thence proceed South 05 degrees 13' 22" East for a distance of 210.20 feet to a 1" solid iron in place; thence proceed North 84 degrees 46' 38" East for a distance of 479.31 feet (set 1/2" rebar CA-0114-LS), being a point on the Westerly right-of-way of said road; thence proceed Northwesterly along the Westerly right-of-way of said road and along the curvature of a concave curve right having an arc distance of 217.72 feet and a radius of 1573.97 feet for a chord bearing and distance of North 20 degrees 57' 21" West, 217.56 feet to the point of beginning. Located in the Northwest one-fourth of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.15 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2024 08:20:09 AM
\$328.00 BRITTANI
20240916000286010

Allen S. Bayl