

SEND TAX NOTICE TO:

Albert David Anders and Jill D'Antonio Anders
3580 Oak Mountain State Park Road
Pelham, AL 35124

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 **FIVE HUNDRED SEVENTY NINE THOUSAND AND 00/100 (\$579,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ann M. Allen, Trustee, or Her Successors in Trust, Under the Allen Living Trust, Dated March 15, 2022**, whose address is 554 Whittaker Place, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **Albert David Anders and Jill D'Antonio Anders**, whose address is 3580 Oak Mountain State Park Road, Pelham, AL 35124 (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, **Albert David Anders and Jill D'Antonio Anders, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **3580 Oak Mountain State Park Road, Pelham, AL 35124 to-wit:**

A parcel of land located in the Northeast 1/4 of Northeast 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1B OF REYNOLDS JONES RESURVEY, AS RECORDED IN MAP BOOK:42 PAGE: 115, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" CAPPED REBAR STAMPED "EDG"; THENCE RUN S 00°46'13" E FOR A DISTANCE OF 603.27 FEET TO A FOUND 1/2" REBAR BEING THE SOUTHWEST CORNER OF LOT 1A OF SAID RESURVEY; THENCE RUN N 86°41'55" W FOR A DISTANCE OF 190.25 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 00°52'44" W FOR A DISTANCE OF 329.71 FEET TO A FOUND 1/2" CRIMP PIPE; THENCE RUN S 88°50'13" E FOR A DISTANCE OF 99.07 FEET TO A FOUND 1" CRIMP PIPE; THENCE RUN N 00°47'51" W FOR A DISTANCE OF 299.99 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 88°50'06" W FOR A DISTANCE OF 48.99 FEET TO A FOUND 1" CRIMP PIPE; THENCE RUN N 00°46'54" W FOR A DISTANCE OF 303.26 FEET TO A FOUND 1" CRIMP PIPE ON THE SOUTHERN RIGHT OF WAY OF OAK MOUNTAIN STATE PARK ROAD, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 312.97 FEET, A DELTA ANGLE OF 27°59'32", A CHORD DISTANCE OF 151.39 FEET, AND A CHORD BEARING OF N 67°31'34" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 152.90 FEET TO A FOUND 1" CRIMP PIPE, SAID PIPE BEING THE NORTHWEST CORNER OF LOT 1B OF SAID RESURVEY; THENCE LEAVING SAID RIGHT OF WAY, RUN S 00°45'12" E ALONG THE WEST LINE OF SAID RESURVEY FOR A DISTANCE OF 397.49 FEET TO THE POINT OF BEGINNING.

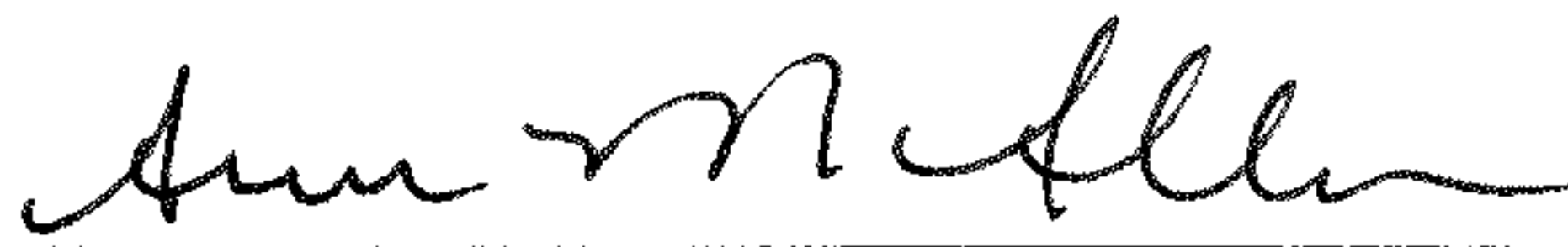
PARCEL ID #: 14-3-07-1-001-005.000

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.

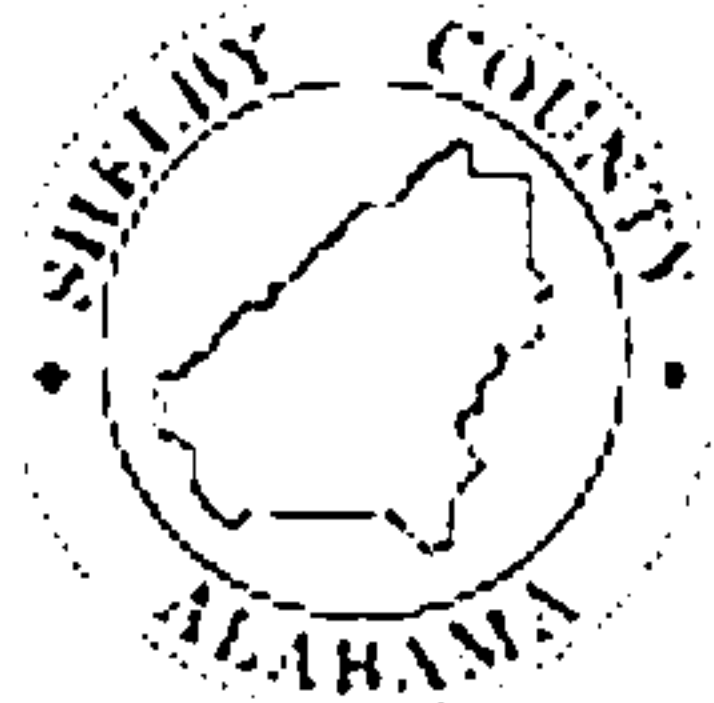
TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's 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 27th day of September, 2024.

**Ann M. Allen, Trustee, or Her Successors in Trust,
Under the Allen Living Trust, Dated March 15, 2022**

By: 
Ann M. Allen, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

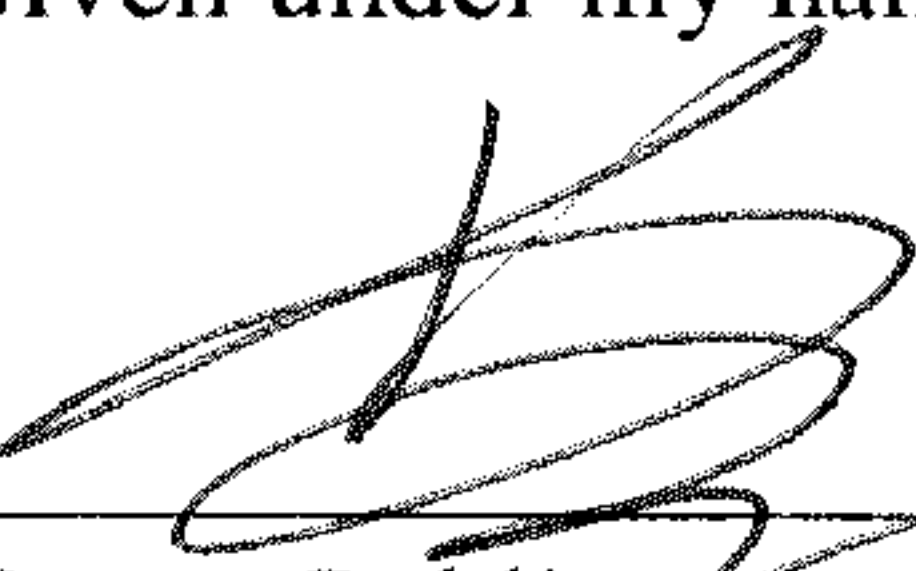


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2024 01:11:55 PM
\$604.00 JOANN
20240930000304840

Allen S. Boyd

I, the undersigned Notary Public in and for said County and State, hereby certify that **Ann M. Allen**, whose name as **Trustee** of Ann M. Allen, Trustee, or Her Successors in Trust, Under the Allen Living Trust, Dated March 15, 2022, is 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, she, as such **Trustee** and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2024.


Notary Public
Print Name: Kenneth B St John
My Commission Expires: 10/13/2026

