

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

Send Tax Notice To:
IVI-JAYD E. CAUSEY and KASEY
M. PRICE

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

43070 HWY 25
VINCENT, AL 35178

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)* to the undersigned Grantor, HAHVEY INVESTMENTS, INC., (hereinafter referred to as Grantor, whose mailing address is 43070 HWY 25, VINCENT, AL 35178), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto IVI-JAYD E. CAUSEY and KASEY M. PRICE (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 11; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 3108.67 FEET; THENCE TURN LEFT 71 DEGREES 52 MINUTES 51 SECONDS A DISTANCE OF 1463.71 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTHERLY SIDE OF SPRING CREEK; THENCE CONTINUE LAST COURSE ALONG SAID CREEK A DISTANCE OF 184.94 FEET; THENCE TURN RIGHT 92 DEGREES 15 MINUTES 00 SECONDS A DISTANCE OF 315.00 FEET; THENCE TURN RIGHT 87 DEGREES 45 MINUTES 00 SECONDS A DISTANCE OF 194.46 FEET; THENCE TURN RIGHT 93 DEGREES 58 MINUTES 42 SECONDS A DISTANCE OF 315.52 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT 30 FEET WIDE FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, BETWEEN THE ABOVE DESCRIBED PROPERTY AND HIGHWAY #231, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE SW CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 29.24 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE TURN LEFT 91 DEGREES 03 MINUTES 35 SECONDS A DISTANCE OF 90.13 FEET; THENCE TURN LEFT 11 DEGREES 18 MINUTES 06 SECONDS A DISTANCE OF 31.75 FEET TO THE EASTERLY RIGHT OF WAY OF HIGHWAY#231; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Property address: 43070 HWY 25, VINCENT, AL 35178

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

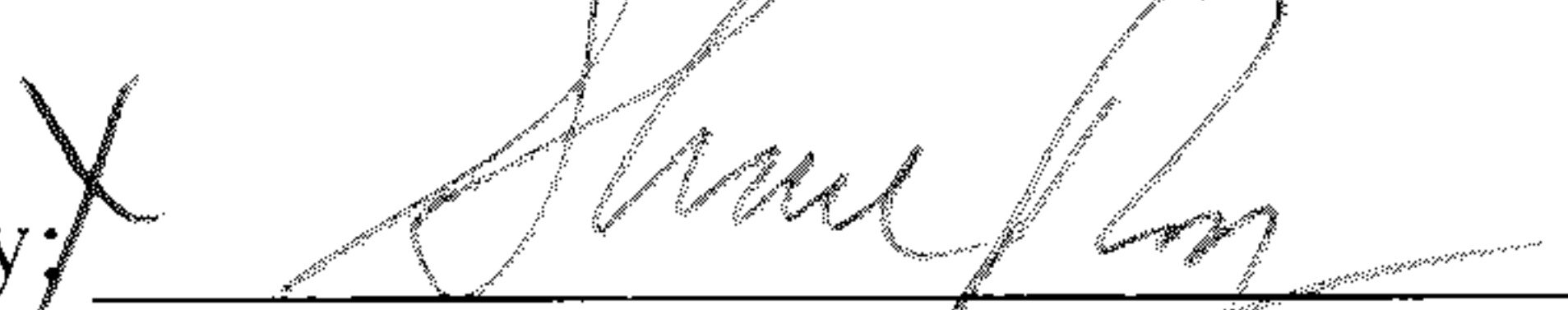
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 26th day of September, 2024.

HAHVEY INVESTMENTS, INC.

By: 

SHANE RAY, AUTHORIZED
SIGNATORY

Its: AUTHORIZED SIGNATORY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SHANE RAY, whose name as AUTHORIZED SIGNATORY of HAHVEY INVESTMENTS, INC., 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, SHANE RAY, AUTHORIZED SIGNATORY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said HAHVEY INVESTMENTS, INC. on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2024.


NOTARY PUBLIC

My Commission Expires: 3/11/28

