

SEND TAX NOTICE TO:
Arthur Vincent Wydemon
3115 Sunrise Lane
Birmingham, AL 35242

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-285

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel O'Gara and Paige O'Gara, husband and wife**, whose address is 765 Willingham Road, Talladega, AL 35160, (hereinafter "Grantor", whether one or more), by **Arthur Vincent Wydemon**, whose address is 3115 Sunrise Lane, Birmingham, AL 35242, (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 **Arthur Vincent Wydemon** the following described real estate situated in Shelby County, Alabama, **to-wit:**

A parcel of land, lying in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being all of Lots 5, 6, 7, 8, 9 and 10, Block 2 and a part of Lot 11, also in Block 2, Map of Subdivision of "Sunrise", as recorded in Map Book 3, Page 67, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 5/8" rebar found and locally accepted to be the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 28 minutes 10 seconds West along the East line of said 1/4-1/4 section for a distance of 320.55 feet to an iron pin set and the **POINT OF BEGINNING**; thence continuing along said East line South 00 degrees 28 minutes 10 seconds West for a distance of 185.23 feet to an iron pin set on the North right of way margin of Oak Drive (20' right of way); thence along said right of way, the following four courses: thence South 30 degrees 19 minutes 09 seconds West for a distance of 44.40 feet to a point on a curve to the left, having a radius of 260.00 feet, a chord bearing of South 21 degrees 06 minutes 46 seconds West and a chord length of 83.19 feet; thence along the arc of said curve for a distance of 83.55 feet to a point; thence South 11 degrees 54 minutes 24 seconds West for a distance of 167.55 feet to a point on a curve to the right, having a radius of 255.00 feet, a chord bearing of South 18 degrees 28 minutes 03 seconds West and a chord length of 58.27 feet; thence along the arc of said curve for a distance of 58.40 feet to an iron pin set; thence leaving said right of way, North 52 degrees 08 minutes 18 seconds West for a distance of 343.66 feet to an iron pin set on the Southeast right of way margin of Seven Barks Road (40' right of way); thence along said right of way the following seven courses: thence North 40 degrees 36 minutes 16 seconds East for a distance of 55.41 feet to a point; thence North 31 degrees 18 minutes 11 seconds East for a distance of 63.21 feet to a point; thence North 25 degrees 24 minutes 08 seconds East for a distance of 206.19 feet to a point; thence North 23 degrees 20 minutes 05 seconds East for a distance of 51.55 feet to a point on a curve to the left, having a radius of 228.70 feet, a chord bearing of North 10 degrees 36

minutes 09 seconds West and a chord length of 99.22 feet; thence along the arc of said curve for a distance of 100.02 feet to a point on a curve to the right, having a radius of 70.26 feet, a chord bearing of North 08 degrees 16 minutes 29 seconds West and a chord length of 3.75 feet; thence along the arc of said curve for a distance of 3.75 feet to an iron pin set at the Southwest corner of said Lot 11; thence leaving said right of way, South 61 degrees 01 minutes 18 seconds East for a distance of 250.65 feet to the POINT OF BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY:
Address is 207 Oak Drive, Birmingham, AL 35242.**

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$93,500.00 executed and recorded simultaneously herewith.


The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed 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.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of November, 2024.

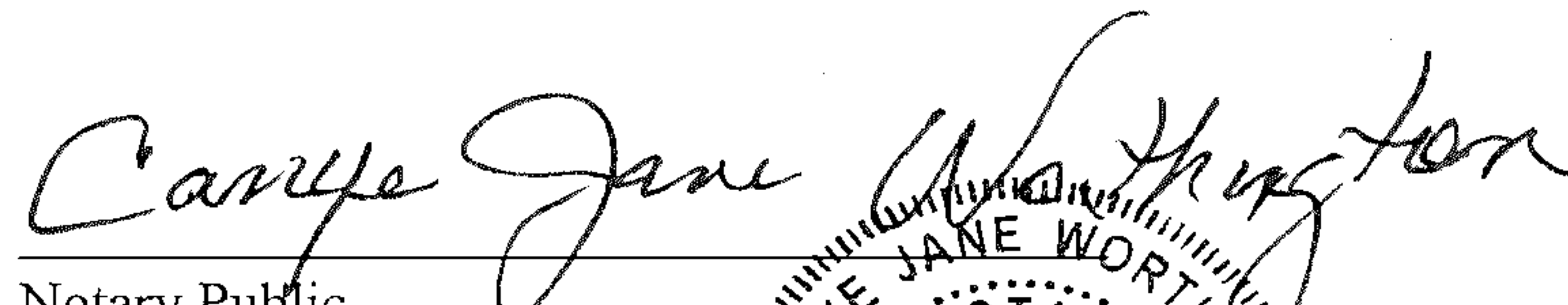

Daniel O'Gara

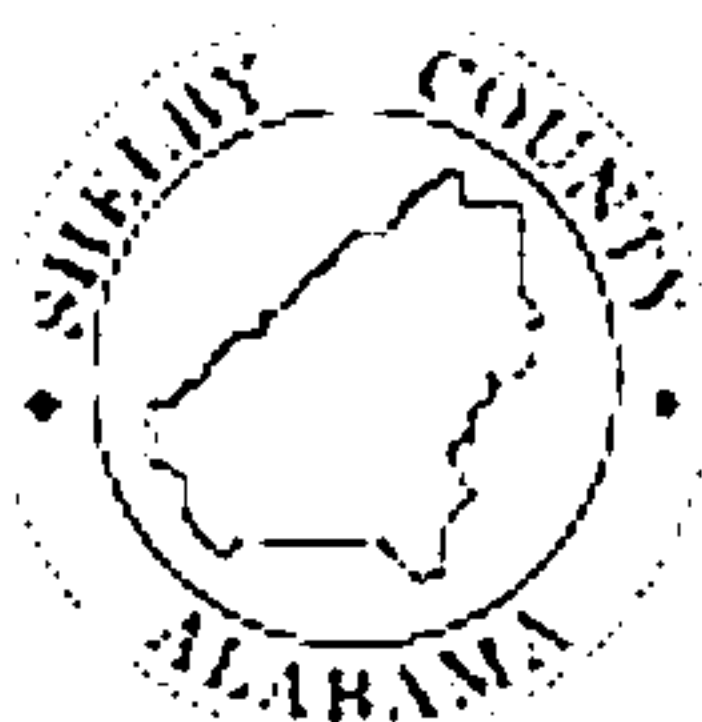
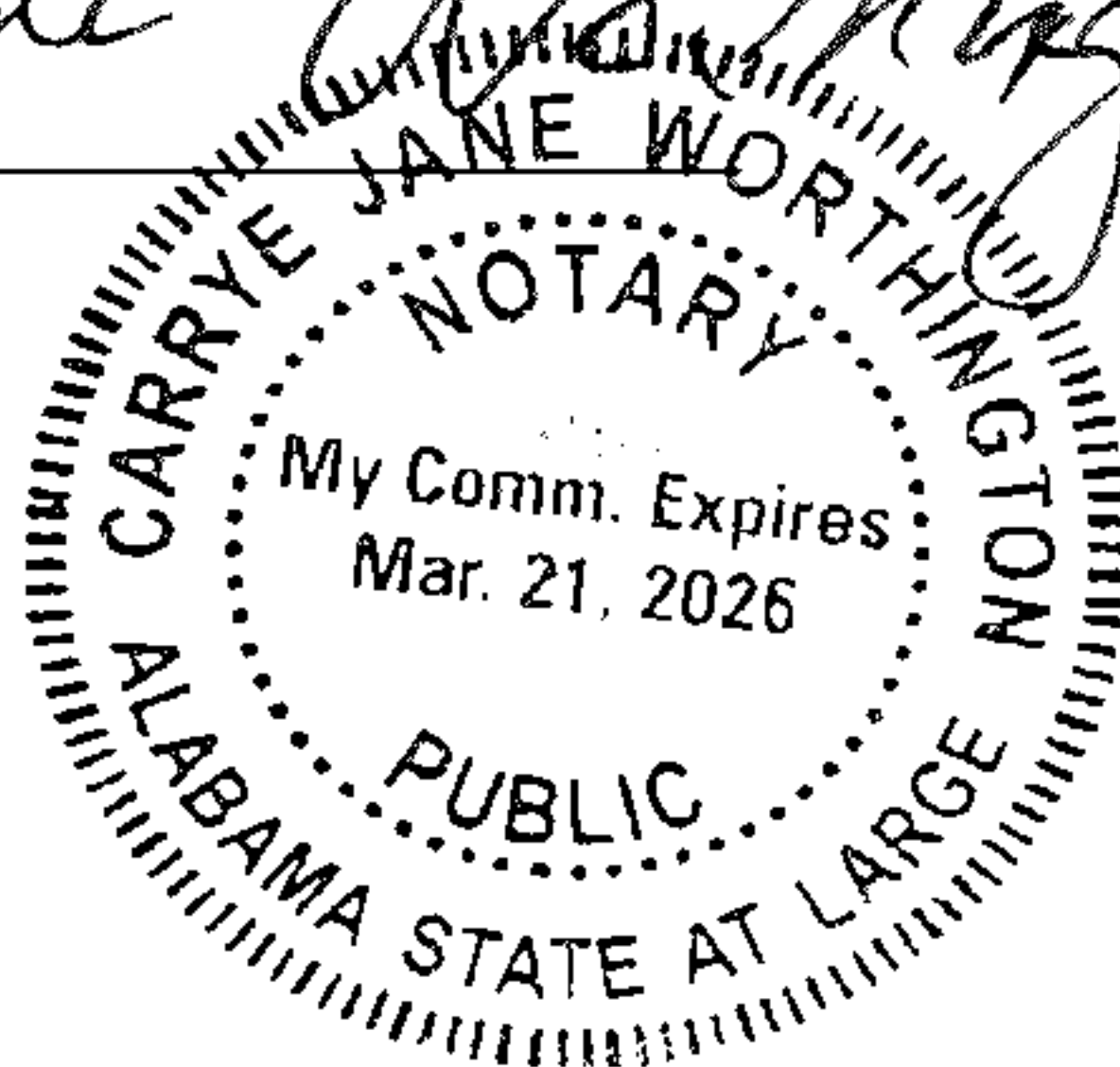

Paige O'Gara

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Daniel O'Gara and Paige O'Gara, 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 seal this 8th day of November, 2024.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2024 08:04:12 AM
\$138.00 JOANN
20241114000353100

