

Prepared By:
Waterfront Closing & Title, LLC
Matthew G. Garmon, Esq.
427 2nd Avenue Southwest
Cullman, AL 35055

Grantee's Address:
52888 Hwy 25
Vandiver, AL 35174

Property Address:
0 Hwy 43
Pell City, AL 35128

Grantor's Address:
530 Old Eason Rd
Pell City, AL 35128

Purchase Price \$65,000.00
Evidenced by Settlement Statement

Close Date: November 20, 2024

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Jimmy D. Berryhill and Yvonne D. Berryhill, husband and wife** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Billy White** (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 AND RUN S 89°37'37" W FOR A DISTANCE OF 528.42' TO A FOUND 2" PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 43 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN S 46°27'47" W ALONG SAID SOUTHEASTERLY RIGHT OF WAY FOR A DISTANCE OF 339.01' TO A SET 1/2" CAPPED REBAR (PLS37248 CA1084LS) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, RUN S 22°05'20" E FOR A DISTANCE OF 180.19' TO A POINT; THENCE RUN S 60°09'21" E FOR A DISTANCE OF 140.66' TO A FOUND 5/8" REBAR; THENCE RUN N 44°06'16" E FOR A DISTANCE OF 171.07' TO A FOUND 5/8" CAPPED REBAR; THENCE RUN S 33°10'59" E FOR A DISTANCE OF 205.80' TO A FOUND 5/8" CAPPED REBAR (JACKSON); THENCE RUN S 18°28'03" E FOR A DISTANCE OF 324.90' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY HIGHWAY 25 (80' RIGHT OF WAY) BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 835.88', A DELTA ANGLE OF 29°58'26", A CHORD BEARING OF N 85°06'11" W AND A CHORD LENGTH OF 432.31'; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY FOR A DISTANCE OF 437.28' TO A SET 1/2" CAPPED REBAR (PLS37248 CA1084LS); THENCE RUN S 79°54'36" W ALONG SAID NORTHERLY RIGHT OF WAY FOR A DISTANCE OF 116.60' TO A FOUND 5/8" CAPPED REBAR; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, RUN N 37°14'43" W FOR A DISTANCE OF 416.77' TO A FOUND 1/2" CAPPED REBAR (4-SITE INC) ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 43; THENCE RUN N 46°22'21" E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 247.11' TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE RUN S 44°16'21" E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 10.02' TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE RUN N 46°32'09" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 120.59' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 5.90 ACRES, MORE OR LESS. DESCRIPTION TAKEN FROM SURVEY OF STEVEN J. CLINKSCALES, PLS AL REG NO. 37248, DATED 10/25/2024.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

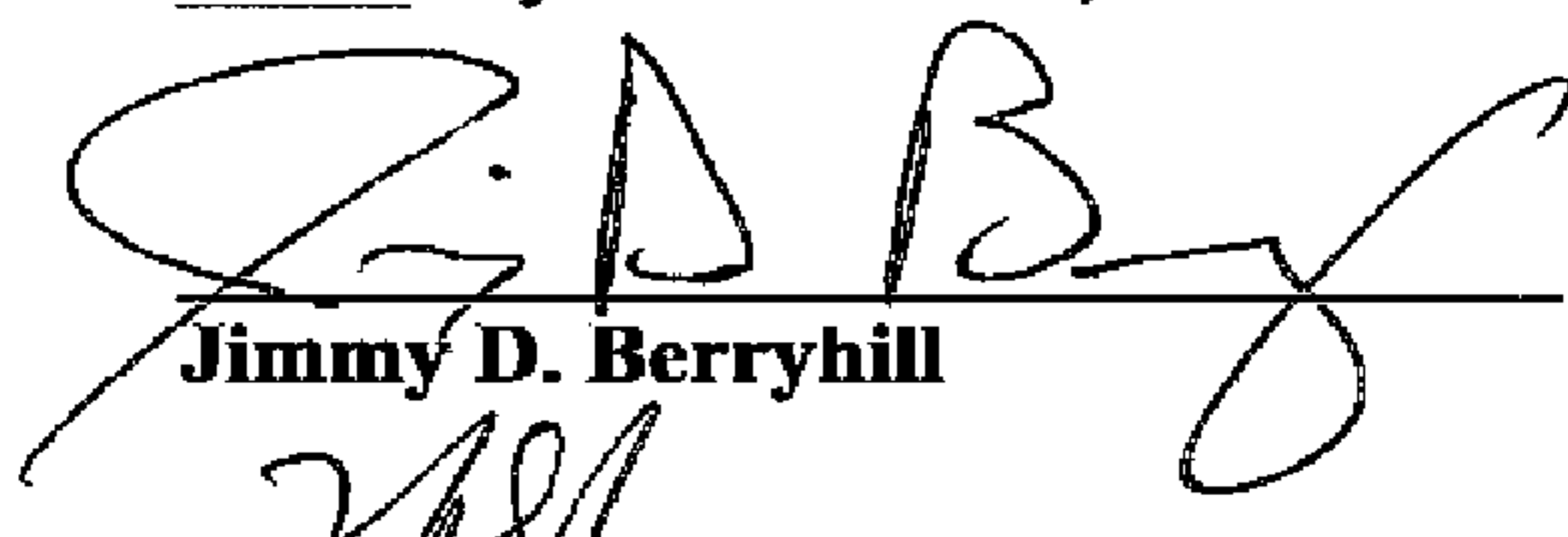
The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise initiated.

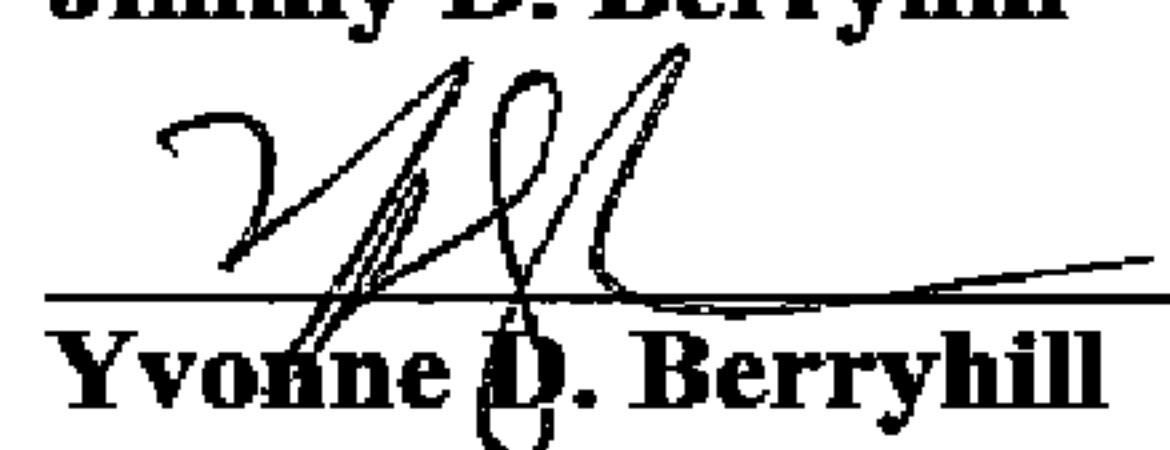
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 20 day of November, 2024.




Jimmy D. Berryhill


Yvonne D. Berryhill

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jimmy D. Berryhill and Yvonne D. Berryhill**, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of November, 2024.



Notary Public
My Commission Expires:

