

SEND TAX NOTICE TO:

Nathaniel A. Jones and Alana Jones
356 Sunset Ridge
Bessemer, AL 35022

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 **SIX HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$699,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thomas H. Hinke, an unmarried man**, whose address is 5046 Wagon Trce, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Nathaniel A. Jones and Alana Jones**, whose address is 356 Sunset Ridge, Bessemer, AL 35022 (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, **Nathaniel A. Jones and Alana Jones, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 356 Sunset Ridge, Bessemer, AL 35022 to-wit:**

Parcel 1: The West 330 feet of the NW 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, situated in Shelby County, Alabama. Subject to easements and rights of way of record, including all minerals, coal, oil and gas with the necessary access thereto excepted, as reserved in Deed Book 260, Page 629 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2: A part of the SW 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of said SW1/4 of NW1/4 and run in an Southerly direction along the West boundary line of said 1/4-1/4 section a distance of 100.00 feet to the point of beginning; thence continue last described course in a southerly direction a distance of 564.7 feet, more or less, to the centerline of a lake; Thence turn left an angle of 127 deg. 15 min. in a Northeasterly direction a distance of 414.61 feet; thence turn left an angle of 52 deg. 45 min. in a Northerly direction a distance of 313.7 feet; thence tum left an angle of 90 deg. 00 min. in a Westerly direction a distance of 330 feet, more or less, to-the point of beginning-According to survey of James W. Elliott; Registered Land Surveyor, dated December 29, 1979.

Parcel 3: Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 21 South, Range 5, West; Thence run S 87°44'05" E along the North line of said 1/4-1/4 a distance of 331.74 feet; thence run S 0°22'40"W a distance of 1173.36 feet to a point of beginning; thence run S 0°22'40"W a distance of 591.99 feet to a point in the center of a pond; thence run North 60°01'18"E a distance of 9.17 feet; thence run North 0°34'54"E a distance of 587.27 feet; thence run North 89°04'47"W a distance of 10.00 feet to the point of beginning.

Easement for ingress and egress:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 5 West; thence run N 87°51'31"W a distance of 334.57 feet; thence run S 0°07'60"W a distance of 58.00 feet to the point of beginning of a 40 foot easement for ingress and egress lying 20 feet on either side of the following described center line; thence run North 87°23'01"W a distance of 338.45 feet; thence run S 61°40'02"W a distance of 44.95 feet; thence run S 50°16'57"W a distance of 62.39 feet; thence run S 72°37'22"W a distance of 45.03 feet; thence run S 84°45'10"W a distance of 111.82 feet; thence run North 83°55'42"W a distance of 81.04 feet to the end of said easement.

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.

Subject to a third-party mortgage in the amount of \$629,910.00 executed and recorded simultaneously herewith.

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 26th day of November, 2024.



Thomas H. Hinke

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Thomas H. Hinke** whose name 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, he executed the same voluntarily on the day the same bears date.

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



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

