

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD24-375

JoAnna Nettles Settine
2130 Pine Ln.
Hoover, AL 35226

=====

STATE OF ALABAMA	)	
	:	GENERAL WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Larry M. Crumpton and Margaret Crumpton, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JoAnna Nettles Settine** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Subject to:

1. Ad valorem taxes for the current year, and subsequent years.
2. Restrictions, reservations, conditions, and easement of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of December, 2024.


Larry M. Crumpton


Margaret Crumpton

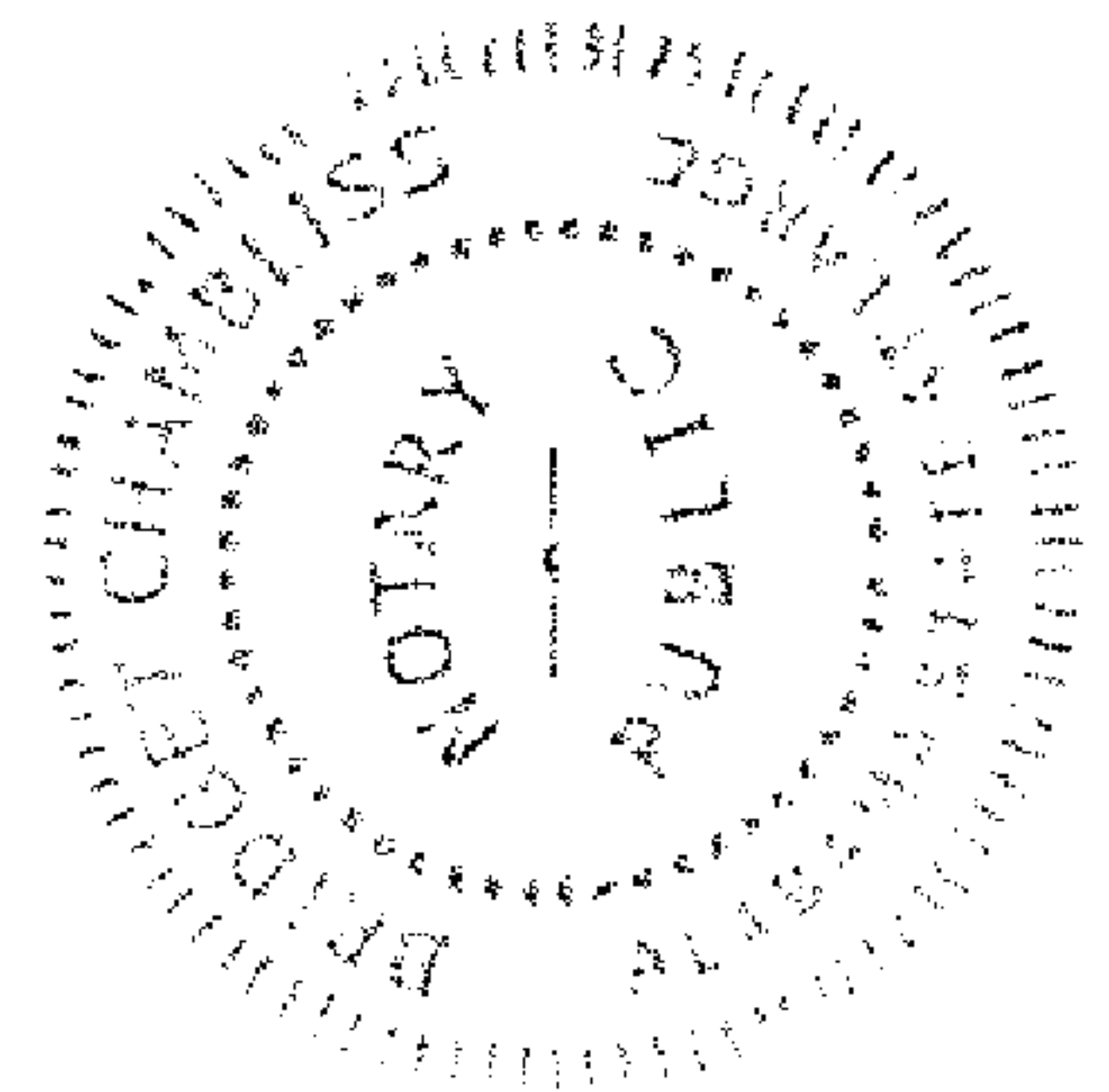
STATE OF ALABAMA)
 :
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Larry M. Crumpton and Margaret Crumpton**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of December, 2024.


NOTARY PUBLIC
My Commission Expires:

BRIDGET CHAMBLISS
NOTARY PUBLIC, STATE OF ALABAMA
EXPIRES 05/02/2028



Grantor's Name: Larry M. Crumpton and Margaret Crumpton
Mailing Address: 22566 Eastern Valley Rd.
McCalla, AL 35111

Grantee's Name: JoAnna Nettles Sattine
Mailing Address: 110 Turtle Point
Shelby, AL 35143

Property Address: 110 Turtle Point
Shelby, AL 35143

Date of Sale: December 10, 2024

Sales Price: \$270,000.00

EXHIBIT A

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 1; thence Southerly along the West line of said 1/4-1/4 section a distance of 730.15 feet to a point on the North margin of Lay Lake; thence 111 degrees 17 minutes left, along the North margin of Lay Lake 76.28 feet; thence 49 degrees 17 minutes right along the North margin of Lay Lake 136.78 feet; thence 3 degrees 57 minutes right along the North margin of Lay Lake 219.44 feet; thence 56 degrees 13 minutes right along the North margin of Lay Lake 60.41 feet to the point of beginning; thence 69 degrees 27 minutes 09 seconds left 38.65 feet; thence 76 degrees 50 minutes 55 seconds left 29.13 feet; thence 93 degrees 12 minutes 20 seconds right 87.30 feet; thence 90 degrees 18 minutes 44 seconds right 53.94 feet; thence 36 degrees 47 minutes right 114.59 feet; thence 66 degrees 10 minutes right 60.54 feet; thence 85 degrees 14 minutes right 83.41 feet; thence 45 degrees 24 minutes left 11.24 feet to the point of beginning.

Said parcel of land is subject to a 30-foot wide ingress-egress easement situated along an existing canal running generally along the Southeast property lines as described above.

Said parcel of land is served by the following 20-foot wide ingress-egress and utility easement, lying 10 feet each side of the following described centerline: Commence at the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 1; thence Southerly along the West line of said 1/4-1/4 section a distance of 730.15 feet to a point on the North margin of Lay Lake; thence 111 degrees 17 minutes left, along the North margin of Lay Lake 76.28 feet; thence 49 degrees 17 minutes right along the North margin of Lay Lake 136.78 feet; thence 3 degrees 57 minutes right along the North margin of Lay Lake 219.44 feet; thence 56 degrees 13 minutes right along the North margin of Lay Lake 60.41 feet; thence 69 degrees 27 minutes 09 seconds left 38.65 feet; thence 76 degrees 50 minutes 55 seconds left 29.13 feet; thence 93 degrees 12 minutes 20 seconds right 7.63 feet to the point of beginning of said easement on its centerline; thence 91 degrees 08 minutes 07 seconds left 27.14 feet; thence 21 degrees 05 minutes 59 seconds left 47.55 feet; thence 18 degrees 14 minutes 15 seconds left 118.03 feet; thence 59 degrees 19 minutes 29 seconds left 64.57 feet; thence 15 degrees 16 minutes 24 seconds right 80.72 feet; thence 7 degrees 35 minutes 57 seconds right 63.76 feet; thence 32 degrees 39 minutes 44 seconds right 54.20 feet; thence 2 degrees 30 minutes 35 seconds right 80.24 feet; thence 15 degrees 40 minutes 22 seconds left 87.24 feet to the end of said 20 foot wide easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2024 10:35:10 AM
\$298.00 BRITTANI
20241210000378850

Allen S. Bayl