

Send Tax Notice to:
Rodney M. Dyer and Kellie Elaine
Dyer
PO BOX 590

MOUNDVILLE, AL 35474

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-3330**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John Daniel Quekemeyer and Amanda M. Quekemeyer, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO Box 380413, Birmingham, AL 35238

by **Rodney M. Dyer and Kellie Elaine Dyer (herein referred to as "Grantee," whether one or more)**, whose mailing address is

PO BOX 590, MOUNDVILLE, AL 35474

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **277 Jackson Farm Rd., Wilsonville, AL 35186**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$320,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 23 day of April, 2025.

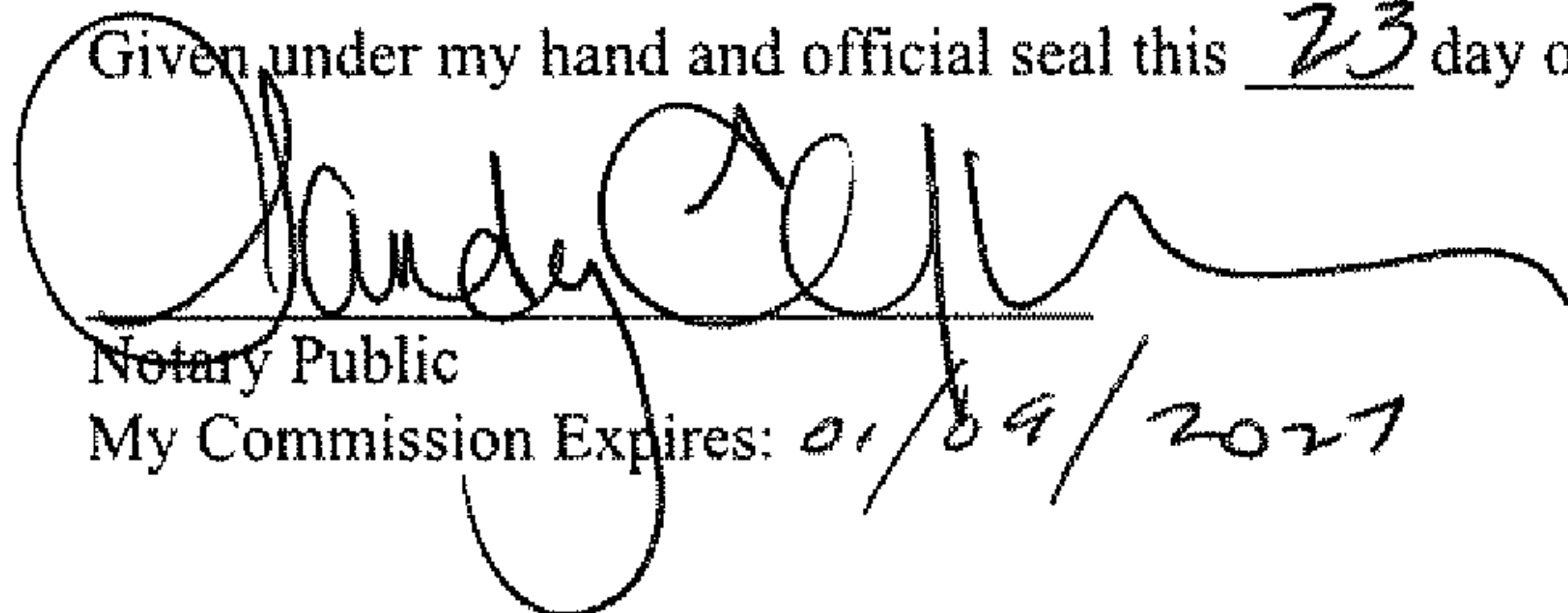

John Daniel Quekemeyer


Amanda M. Quekemeyer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John Daniel Quekemeyer and Amanda M. Quekemeyer 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, 2025.


Notary Public
My Commission Expires: 01/09/2027

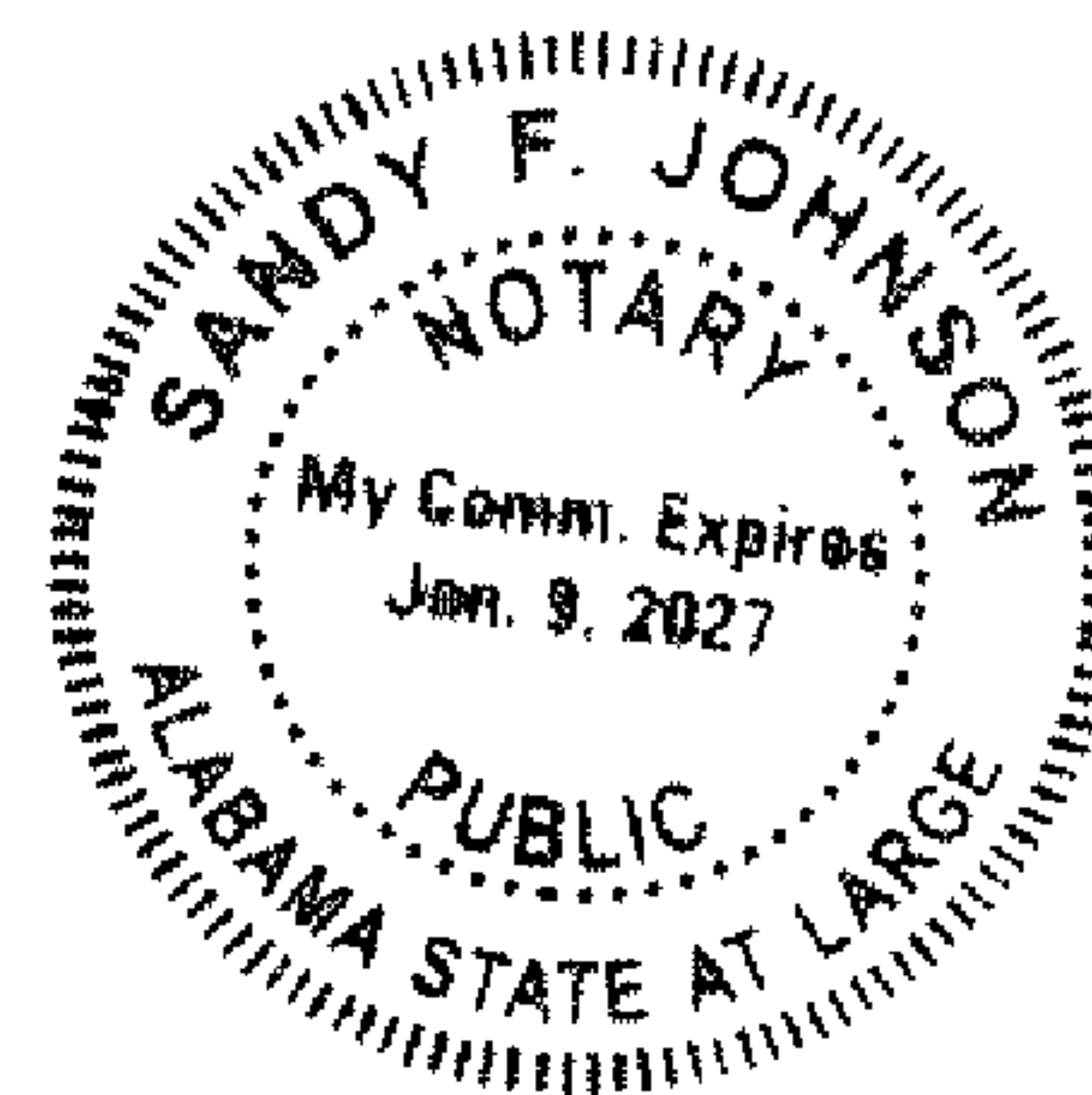


EXHIBIT A

Property 1:

PARCEL "C"- Current Parcel ID 16-5-22-0-000-004.002

A parcel of land situated in the Southwest Quarter of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a found 2" capped pipe marking the Southeast corner of Section 21 and the Southwest corner of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama and run in a Northerly direction along the line between said Section 21 and 22 North 0°20'14" East (deed and meas.) a distance of 1147.57 feet (deed and meas.) to a set 1/2" HMM rebar and cap, said point also being the POINT OF BEGINNING of the herein described parcel; thence continue North 00°21'11" East along said Section line for a distance of 995.21 feet to a found 1/2" rebar; thence leaving said Section line run South 66°23'30" East (deed), South 66°20'50" East (meas.) for a distance of 1745.48 feet (deed), 1745.42 feet (meas.) to a found 1/2" rebar on the Northwesterly Right of Way line of Jackson Farm Road; thence run South 38°05'21" West (deed), South 38°02'13" West (meas.) and along said Northwesterly Right of Way line for a distance of 719.61 feet (deed), 719.80 feet (meas.) to a set 1/2" HMM rebar and cap, said point also being the beginning of a curve to the left having a radius of 302.82 feet (deed and meas.), a central angle of 26°38'27" (meas.) a chord bearing of South 24°42'59" West (meas.), a chord distance of 139.54 feet (meas.), and run along the arc of said curve a distance of 140.80 feet (meas.), to a found PEI rebar and cap; thence leaving said Right of Way run North 68°26'59" West (deed), North 68°26'24" West (meas.) for a distance of 396.93 feet (deed), 396.91 feet (meas.) to a found PEI rebar and cap; thence run North 42°38'55" West (deed), North 42°37'50" West (meas.) for a distance of 339.61 feet (deed), 339.66 feet (meas.) to a found PEI rebar and cap, thence run North 89°39'46" West (deed and meas.) for a distance of 503.52 feet (deed), 503.87 feet (meas.) back to the POINT OF BEGINNING.

According to the survey of Regina Naquin Jones, AL LS. #20986, dated February 10, 2010.

LESS an EXCEPT

Lot 1, according to the Survey of Quekemeyer Family Subdivision, as recorded in Map Book 54, Page 99, in the Probate Office of Shelby County, Alabama.

Parcel II- Current Parcel ID 16-5-22-0-000-004.015

Lot 1, according to the Survey of Quekemeyer Family Subdivision, as recorded in Map Book 54, Page 99, in the Probate Office of Shelby County, Alabama.

Also included and affixed to the land, a 2022 The Utah, Model 325632A and having VINs HH22AL12192A and HH22AL12192B.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/28/2025 12:31:45 PM
 \$148.00 BRITTANI
 20250428000125360

Allen S. Bayl

General Warranty Deed - JTROS (AL)