

Send tax notice to:
Joseph Hall
466 Dorrough Road
Columbiana, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025146

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **David. Coupland and Cynthia A Coupland, husband and wife,** whose mailing address is 6236 Cahaba Valley Rd. Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **Joseph Hall and Lisa Hall** whose property address is: **466 Dorrough Road, Columbiana, AL, 35051** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW 1/4, Section 7, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South for a distance of 632.39 feet to a point; thence turn an angle of left of 88 degrees 33 minutes 34 seconds and run a distance of 327.03 feet to an iron pin set, said point lying on the South right of way margin of Shelby County Road No. 445, having a 50-foot right of way, and also being the point of beginning; thence continue along last described course for a distance of 333.40 feet to an Iron pin found; thence turn an angle right of 91 degrees 35 minutes 54 seconds and run a distance of 661.24 feet to an iron pin found; thence turn an angle right of 90 degrees 14 minutes 30 seconds and run a distance of 249.80 feet to an iron pin found, said point lying on the West right of way margin of said Shelby County Road 445, having a 50-foot right of way; thence turn an angle right of 95 degrees 59 minutes 35 seconds and run a distance of 82.18 to a point lying on said right of way; thence turn an angle right of 204 degrees 11 minutes 56 seconds and run a chord distance of 210.80 feet through a curve with a radius of 293.00 feet and a delta angle of 42 degrees 10 minutes 01 seconds to a point on said right of way; thence turn an angle of right of 196 degrees 26 minutes 58 seconds and run a distance of 120.51 feet to a point on said right of way; thence turn an angle of right of 173 degrees 41 minutes 39 seconds and run a chord distance of 112.65 feet through a curve with a radius of 310.00 feet and a delta angle of 20 degrees 56 minutes 14 seconds to a point on said right of way; thence turn an angle right of 166 degrees 56 minutes 42 seconds and run a distance of 80.84 feet to a point on said right of way; thence turn an angle right of 123 degrees 57 minutes 35 seconds and run a chord distance of 157.46 feet through a curve with a radius of 97.00 feet and a delta angle of 108 degrees 30 minutes 53 seconds to a point on said right of way; thence turn an angle right of 129 degrees 29 minutes 13 seconds and run a distance of 158.58 feet to an iron pin set, said point lying on said right of way to the point of beginning.

SUBJECT TO:

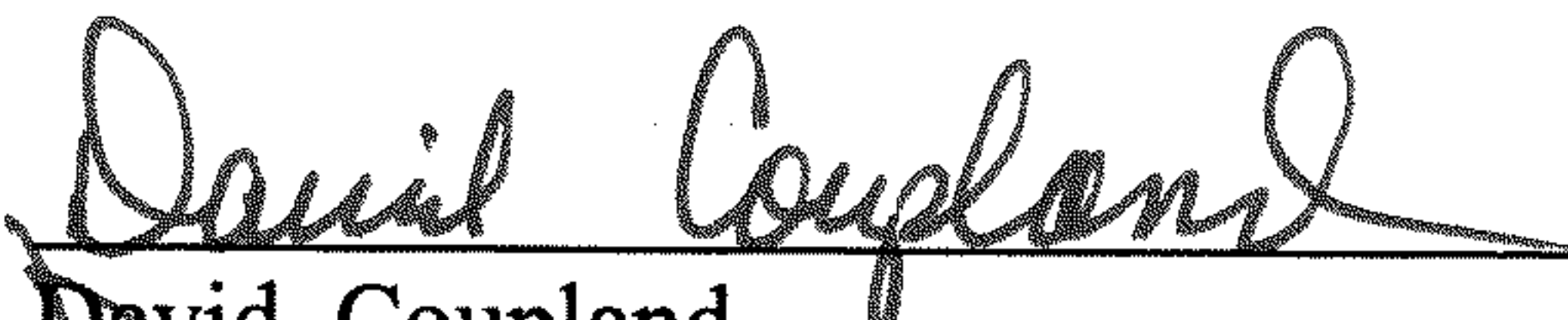
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Certification of Annexation as recorded in Instrument 20180327000100450.
3. Easement to Alabama Power Company as recorded in Instrument 2002111900057760.

\$400,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 30th day of May, 2025.

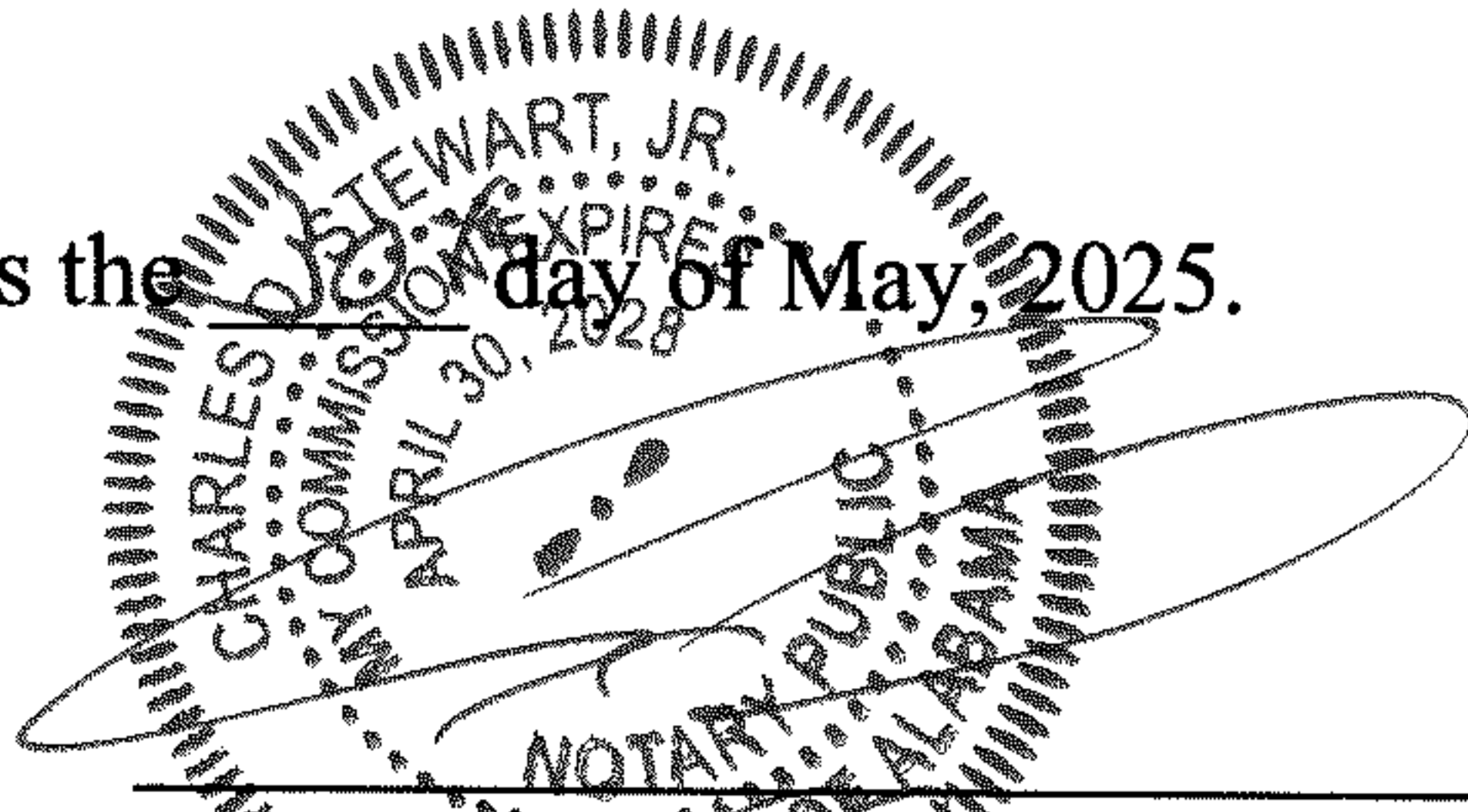

David. Coupland

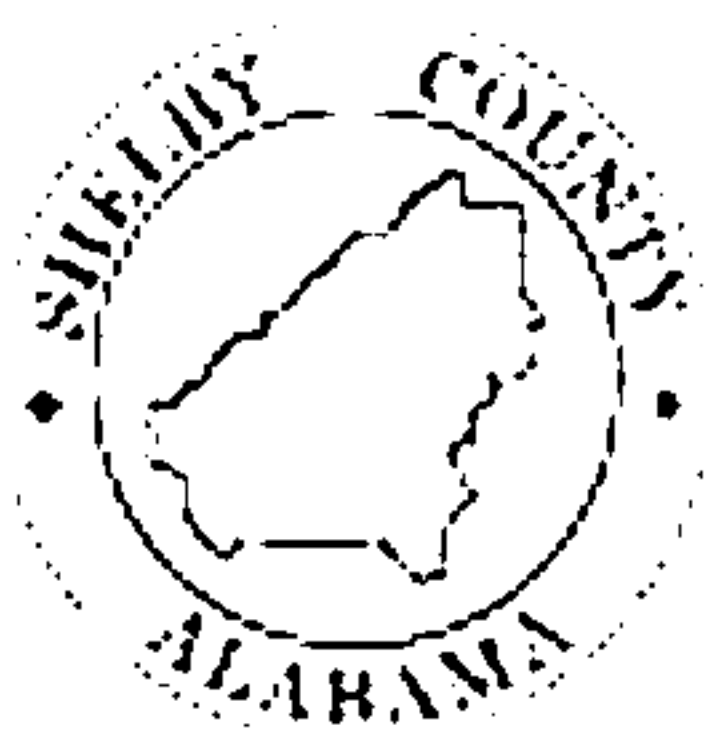

Cynthia A Coupland

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David. Coupland and Cynthia A Coupland whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of May, 2025.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30 LF



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 09:51:20 AM
\$325.00 BRITTANI
20250602000166400

