

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

75 Springbrook Ln
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Forty-Two Thousand and 00/100 (\$42,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Charles A. Thompson, a Single man, in hand paid by the GRANTEE(S), Cathy Reeves Key, a Single woman, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Commencing at a 2" Open End Pipe Found locally accepted as being in the Northeast Corner of the SE1/4 of the NE1/4 of Section 2, T-22-S, R-4-W, Shelby County, Alabama; thence S88 38'28"W, 102.77 feet along the North boundary of said quarter-quarter line to an Iron Rod Found(PLS12944); thence S86 34'05"W, 10.14 feet to a point in the center of Springbrook Lane and also being the Point of Beginning; thence along a curve to the Left[LC=59.44'/R=178.99'] having a chord bearing of S13 22'53"W, 59.17 feet; thence S04 07'45"E, 119.57 feet along the centerline of said lane to a Railroad Spike found in the center of said lane; thence S84 47'19"W, 239.93 feet(Record240') to an Iron Rod Found(NoCap); thence N04 13'39"W, 191.63 feet(Record176.66') to an Iron Rod Found(NoCap); thence N88 22'16"E, 239.78 feet to an Iron Rod Found(CapIllegible); thence N87 51'52"E, 18.48 feet to the point of beginning.

Said parcel of land lying in the SE1/4 of the NE1/4 of Section 2, T-22-S, R-4-W, Shelby County, Alabama and containing [1.02] acres more or less.

According to the survey by Glen A. McCord, AL License No. 20694 dated March 23, 2025.

NOTE: \$31,500.00 of the purchase price was obtained by a Purchase Money Mortgage.

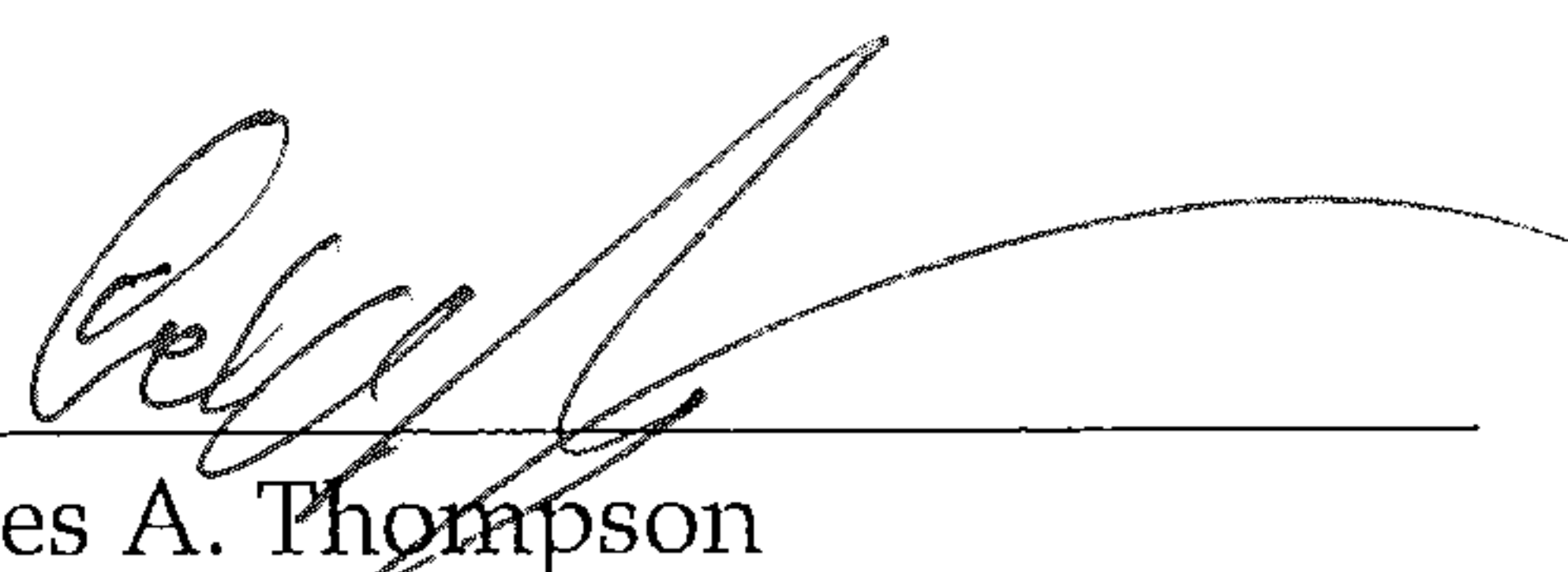
Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 5th day of May, 2025.

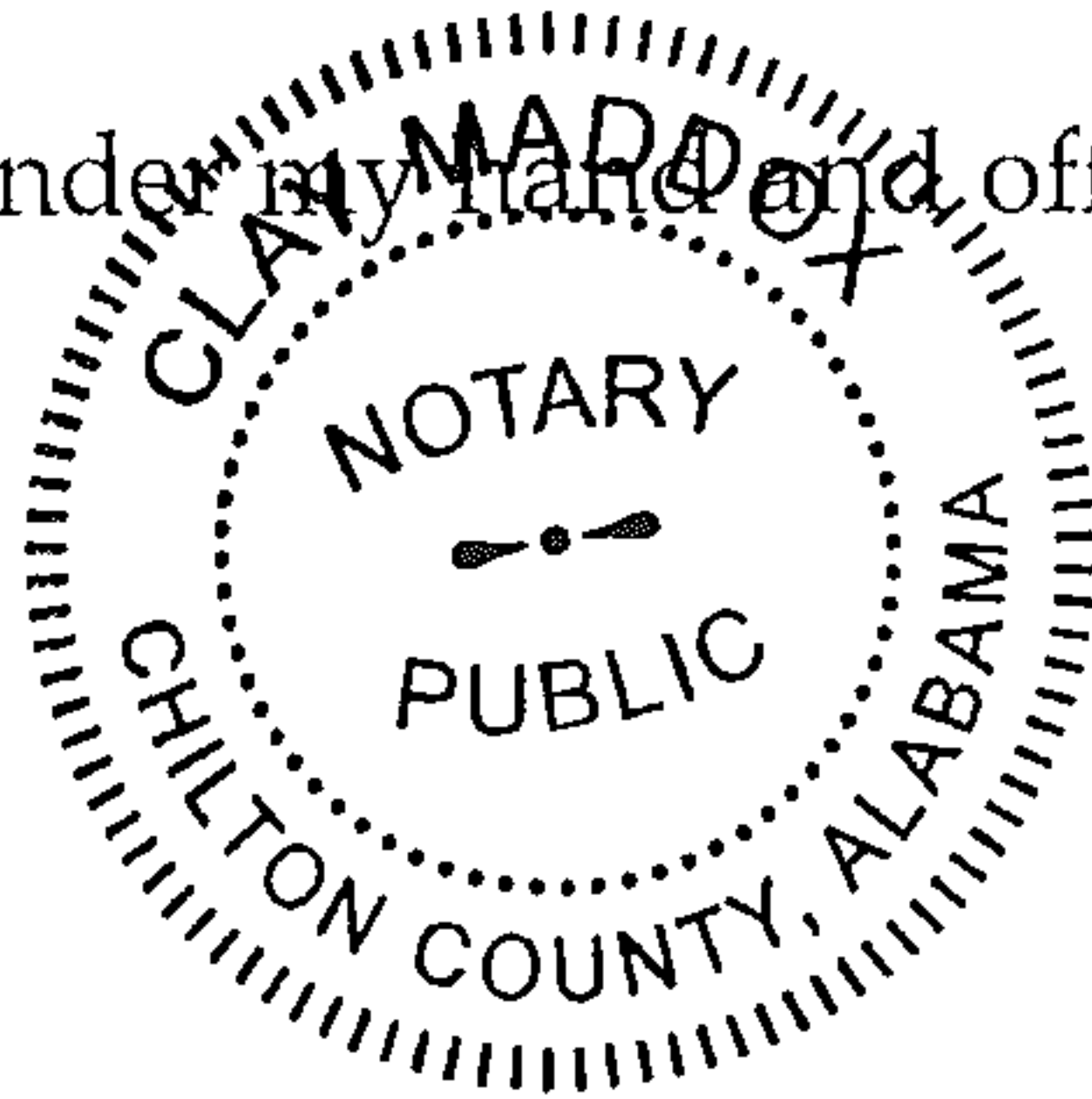

Charles A. Thompson

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Charles A. Thompson** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that,

being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2025.



NOTARY PUBLIC

My Commission Expires:

4-25-27

Address of Grantee:

75 Springbrook Ln
Montevallo, AL
35115

Real Value: \$42,000.00

Address of Grantor:

75 Springbrook Ln
Montevallo, AL
35115

Property Address:

75 Springbrook Lane
Montevallo, AL 35115

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

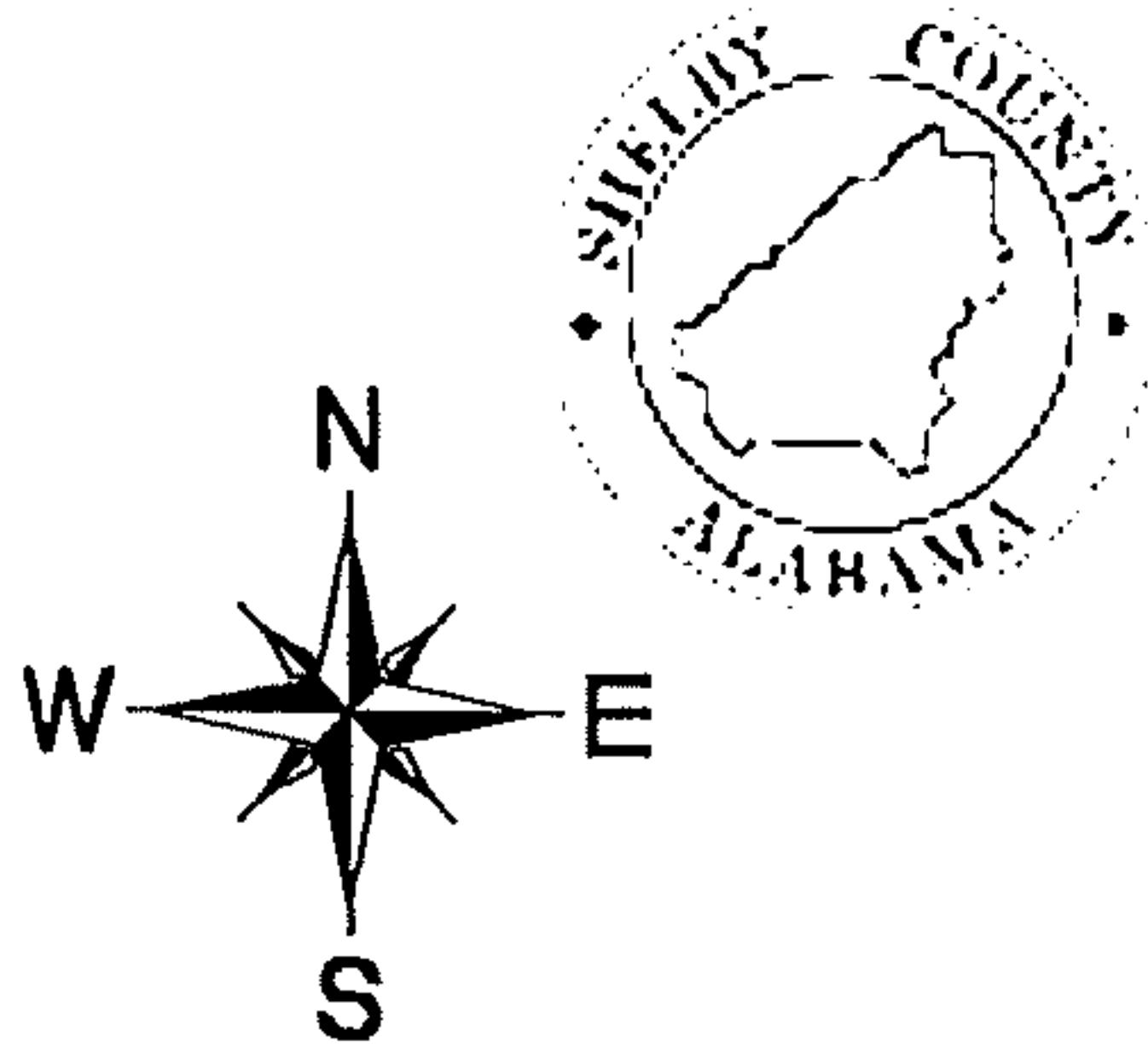
Shelby County, AL

07/14/2025 08:15:25 AM

\$41.50 BRITTANI

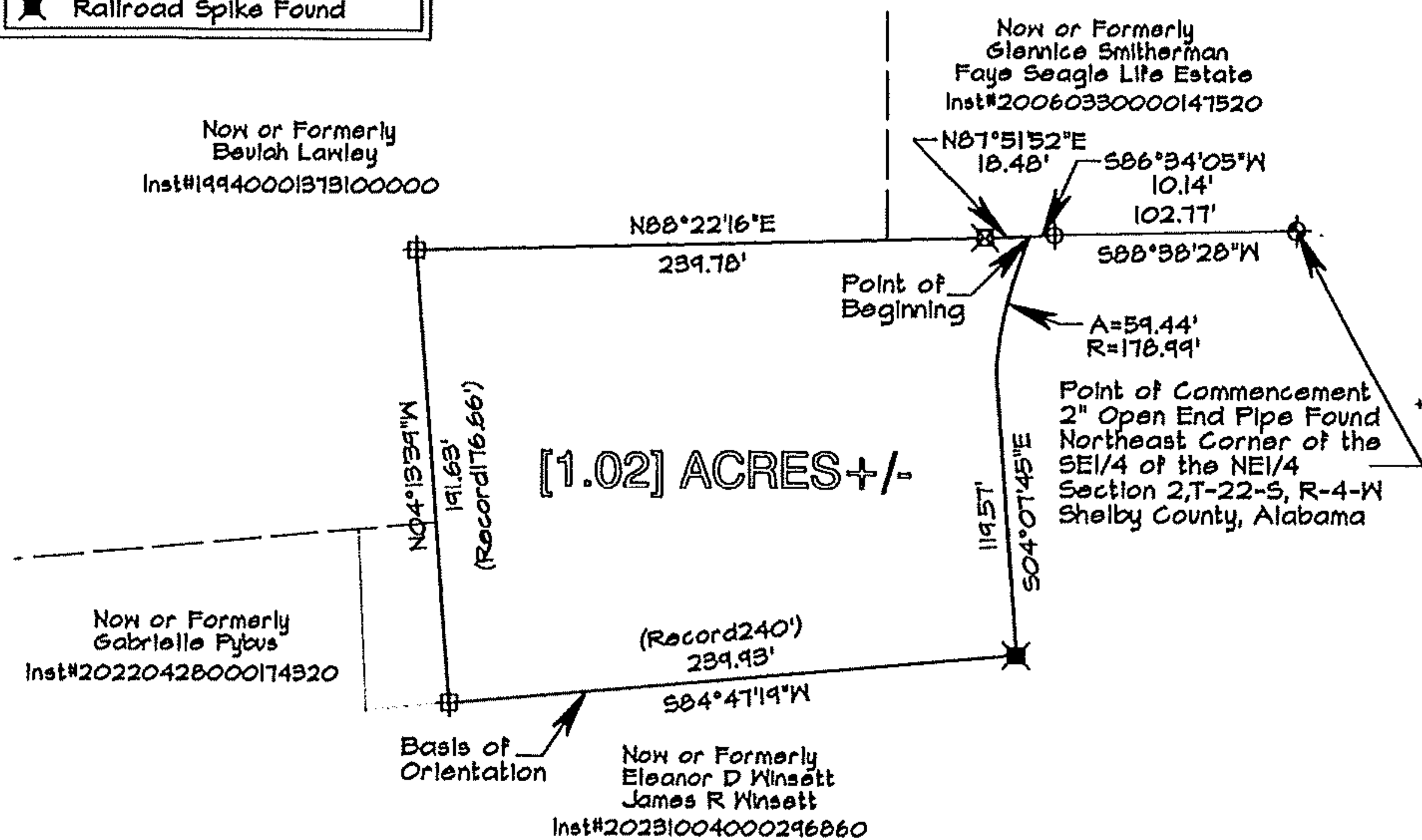
20250714000211080

Allie S. Bayl



ASSUMED NORTH

LEGEND	
⊗	1/2" Open End Pipe Found
×	3/4" Open End Pipe Found
⊕	2" Open End Pipe Found
⊗	Iron Rod Found(Capillagible)
⊕	Iron Rod Found(FL512944)
⊗	Iron Rod Found(NoCap)
⊕	Iron Rod Set(CA1066LS)
✕	Railroad Spike Found



BOUNDARY SURVEY IN THE SE1/4 OF THE NE1/4 OF SECTION 2, T-22-S, R-4-W, SHELBY COUNTY, ALABAMA

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State of Alabama
Shelby County

I hereby certify or state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Glen A. McCord, Esq., P.E., P.L.S.
Digitally signed by Glen A. McCord, Esq., P.E., P.L.S.
Date: 2025.03.23 15:23:13 -05'00'

Glen McCord, Esq., P.E., P.L.S.
AL Reg. No. 20694/CA1066LS
Date Field Work Completed 03/22/25
2016 Shadow Oaks Circle
Millsville, Alabama 35106
334.244.5618
gmcordaengrsolutionsllc.com

SURVEYOR NOTES

1. TYPE OF SURVEY - This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor. This is a Boundary Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
2. FIELD INSTRUMENT - The theodolite and electronic distance measuring equipment used for this survey was the Topcon GTS-3 Total Station.
3. UTILITIES - No utilities either underground or visible are shown on the survey. No excavation of underground utilities, underground encroachments, underground mines, or subsurface building foundations was made as a part of this survey.
4. TITLE REPORT - This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
5. SCALED DATA - Attention is directed to the fact that this survey may be reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
6. SURVEY DATES - The date of field survey, listed is the last time that either field or office personnel were on the site and the last direct knowledge that this surveyor has of site conditions. Date of plot preparation and date of signature (also listed), have no relationship to actual site conditions as depicted on this map.
7. No instruments of record reflecting easements, right-of-ways, and/or ownership were furnished this surveyor except as noted.
8. Unless stated otherwise hereon, this survey was prepared without the benefit of an abstract or title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search or legal judgement rendered on the property.
9. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

GRAPHIC SCALE

1" = 100'



Hettalia Fowler FowlerInt@gmail.com	
Scale: 1" = 100'	75 Springbrook Ln, Montevallo, 35115
Date: 3/23/2025	Shelby County, Alabama
SE1/4 NE1/4 Sec2 T22S R4W	