

SEND TAX NOTICE TO:

Steven McCall Dauphin and Anne Wolcott Dauphin
4467 Preserve Drive
Hoover, AL 35226

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 **EIGHTY SEVEN THOUSAND AND 00/100 (\$87,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael P. O'Connor, III and Mary Michelle O'Connor, husband and wife**, whose address is 422 Ballantrae Road, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Steven McCall Dauphin and Anne Wolcott Dauphin, husband and wife**, whose address is 4467 Preserve Drive, Hoover, AL 35226, (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, **Steven McCall Dauphin and Anne Wolcott Dauphin, husband and wife, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **82 Bounds Landing Road, Columbiana, AL 35051**, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 02°41'45" E FOR A DISTANCE OF 423.91 FEET TO A POINT; THENCE RUN S 88°41'45" E FOR A DISTANCE OF 105.93 FEET TO A POINT; THENCE RUN S 05°16'04" E FOR A DISTANCE OF 978.20 FEET TO A FOUND 1/2" REBAR; THENCE RUN S 05°16'04" E FOR A DISTANCE OF 97.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A FOUND 5/8" CAPPED REBAR; THENCE RUN N 89°51'12" E FOR A DISTANCE OF 372.75 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 89°55'27" E FOR A DISTANCE OF 209.50 FEET TO A FOUND 3/4" REBAR ON THE WESTERN RIGHT OF WAY OF HIGHWAY 331, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 848.17 FEET, A DELTA ANGLE OF 01°36'50", A CHORD BEARING OF S 13° 46'12" W, AND A CHORD LENGTH OF 23.89 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.89 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 14°34' 37" W FOR A DISTANCE OF 22.74 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 1205.68 FEET, A DELTA ANGLE OF 04°51'53", A CHORD BEARING OF S 12°08'40" W, AND A CHORD LENGTH OF 102.34 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE 102.34 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 09°42'44" W FOR A DISTANCE OF 32.31 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 674.13 FEET, A DELTA ANGLE OF 07°19'41", A CHORD BEARING OF S 13°22'34" W, AND A CHORD LENGTH OF 86.16 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 86.22 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 17° 02'24" W FOR A DISTANCE OF 52.53 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS", SAID POINT BEGINNING A CURVE



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/04/2025 11:24:43 AM
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TO THE LEFT HAVING A RADIUS OF 327.58 FEET, A DELTA ANGLE OF 13°56'14", A CHORD BEARING OF S 10°04'17" W, AND A CHORD LENGTH OF 79.49 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 79.68 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY, RUN N 88°42'54" W FOR A DISTANCE OF 479.38 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 02°19'55" W FOR A DISTANCE OF

- 377.75 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 4.67 ACRES, MORE OR LESS.

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.

TO HAVE AND TO HOLD, unto the said Grantee, 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 31st day of July, 2025.

[Signature]
 Michael P. O'Connor, III

[Signature]
 Mary-Michelle O'Connor

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael P. O'Connor, III and Mary Michelle O'Connor 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 31st day of July, 2025.

[Signature]
 Notary Public
 My Commission Expires: 7/7/27

