

SEND TAX NOTICE TO:

Adam Jenkins and Madison Jenkins
10770 Highway 55
Sterrett, AL 35147

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 **SEVEN HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$755,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Keith Gobel and Susan Hill, husband and wife**, whose address is 1083 Tara Dr, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Adam Jenkins and Madison Jenkins, husband and wife**, whose address is 10770 Highway 55, Sterrett, AL 35147, (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 **Adam Jenkins and Madison Jenkins, husband and wife, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **10770 Highway 55, Sterrett, AL 35147 to-wit:**

Beginning at the SE corner of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 33 minutes 21 seconds West a distance of 28.67 feet; thence South 89 degrees 17 minutes 18 seconds West a distance of 689.86 feet; thence South 00 degrees 51 minutes 20 seconds East a distance of 156.67 feet; thence South 89 degrees 23 minutes 17 seconds West a distance of 548.56 feet; thence North 00 degrees 41 minutes 59 seconds West a distance of 156.01 feet; thence South 89 degrees 05 minutes 10 seconds West a distance 196.96 feet; thence North 01 degrees 09 minutes 57 seconds West a distance of 57.91 feet; thence South 88 degrees 54 minutes 27 seconds West a distance of 430.77 feet to the Easterly right of way of Shelby County Highway 55; thence South 14 degrees 33 minutes 34 seconds West a distance of 459.38 feet; thence South 89 degrees 57 minutes 46 seconds East a distance of 596.71 feet; thence North 00 degrees 57 minutes 46 seconds East a distance of 37.20 feet; thence North 89 degrees 19 minutes 44 seconds East a distance of 1,385.83 feet; thence North 00 degrees 06 minutes 15 seconds West a distance of 331.47 feet to the point of beginning.

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.

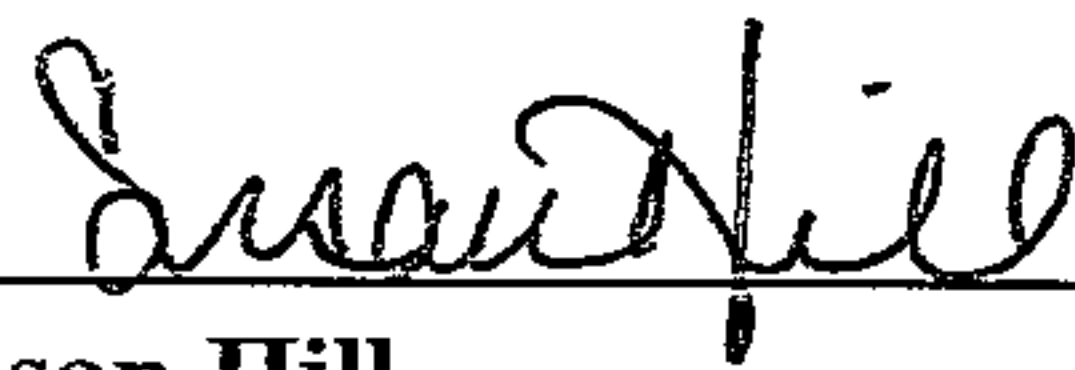
Subject to a third-party mortgage in the amount of \$717,250.00 executed and recorded simultaneously herewith.

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 18th day of August, 2025.



Keith Gobel



Susan Hill

STATE OF ALABAMA
COUNTY OF SHELBY

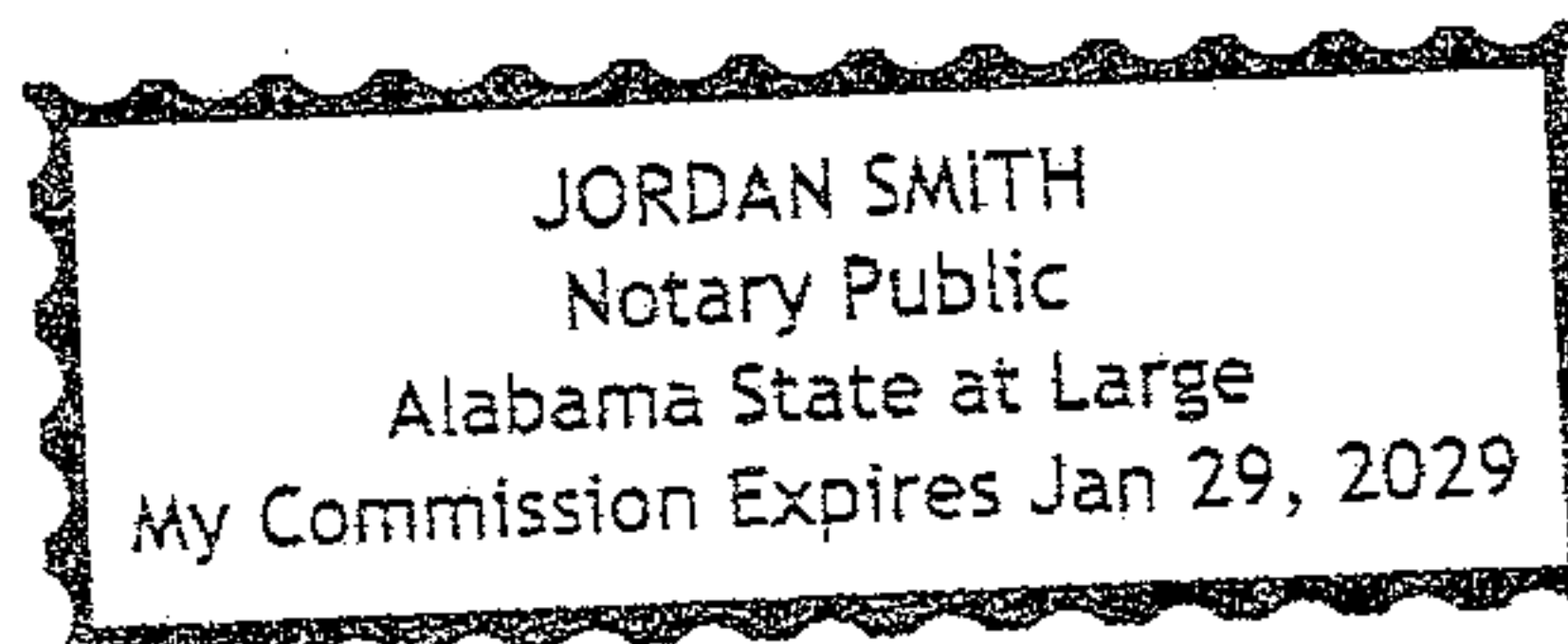
I, the undersigned Notary Public in and for said County and State, hereby certify that Keith Gobel and Susan Hill whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2025.



Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2025 08:29:43 AM
\$63.00 KELSEY
20250819000253400

