

SEND TAX NOTICE TO:

Marvin D. Ramsey
2691 Thomas Court
Livermore, CA 94550

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 **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$145,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hunter Chase Myers and Kari Beth Myers, husband and wife**, whose address is 247 Saddle Lake Drive, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Marvin D. Ramsey**, whose address is 2691 Thomas Court, Livermore, CA 94550 (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 **Marvin D. Ramsey**, the following described real estate situated in Shelby County, Alabama, **the address of which is Vacant Land on Joiner Town Road, Columbiana, AL 35051 to-wit:**

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 1376.14 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 60° 37' 32" West for a distance of 564.89 feet (set ½" rebar CA-0114-LS, said point being located on the Easterly boundary of a proposed 60 foot easement; thence proceed North 62° 37' 01" West along the Easterly boundary of said proposed 60 foot easement for a distance of 64.14 feet; thence proceed North 78° 05' 31" West along the Easterly boundary of said proposed 60 foot easement for a distance of 74.85 feet; thence proceed North 86° 35' 55" West along the Easterly boundary of said proposed 60 foot easement for a distance of 109.40 feet; thence proceed North 83° 51' 08" West along the Easterly boundary of said proposed 60 foot easement for a distance of 53.12 feet; thence proceed North 71° 32' 17" West along the Easterly boundary of said proposed 60 foot easement for a distance of 59.50 feet; thence proceed North 55° 36' 27" West along the Easterly boundary of said proposed 60 foot easement for a distance of 78.20 feet; thence proceed North 41° 39' 34" West along the Easterly boundary of said proposed 60 foot easement for a distance of 205.30 feet; thence proceed North 26° 38' 18" West along the Easterly boundary of said proposed 60 foot easement for a distance of 92.27 feet; thence proceed North 13° 42' 57" West along the Easterly boundary of said proposed 60 foot easement for a distance of 129.26 feet; thence proceed North 20° 08' 21" East along the Easterly boundary of said proposed 60 foot easement for a distance of 42.98 feet; thence proceed North 37° 54' 08" East along the Easterly boundary of said proposed 60 foot easement for a distance of 397.75 feet; thence proceed North 20° 01' 09" East along the Easterly boundary of said proposed 60 foot easement for a distance of 98.64 feet; thence proceed North 05° 06' 20" West along the Easterly boundary of said proposed 60 foot easement for a distance of 140.86 feet (set ½"

rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve left having an arc length of 170.38 feet and a radius of 697.37 feet for a chord bearing and distance of North 51° 31' 28" East, 169.96 feet to the P. T. of said curve; thence proceed North 44° 31' 31" East along the Southerly right-of-way of said road for a distance of 294.61 feet (set½" rebar CA-0114-LS); thence proceed South 24° 02' 11" East for a distance of 1212.60 feet to the point of beginning.

The above described land is located in the, the Southwest one-fourth of the Southeast one-fourth Section 1 and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama.

AND ALSO GRANTED A PROPOSED 60 FOOT EASEMENT being described as follows, to-wit:

A PROPOSED 60 FOOT EASEMENT BEING 30 feet in equal width on each side of the following described line: Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of Section 1 and is also the North boundary of Section 12, Township 21 South, Range 2 West for a distance of 660.78 feet to a concrete monument in place; thence proceed South 60° 37' 32" West for a distance of 1941.03 feet {set½" rebar CA-0114-LS); thence proceed South 27° 22' 59" West for a distance of 30.0 feet to the centerline of said proposed 60 foot easement and the point of beginning. From this beginning point proceed North 62° 37' 01" West along the centerline of said proposed 60 foot easement for a distance of 60.06 feet; thence proceed North 78° 05' 31" West along the centerline of said proposed 60 foot easement for a distance of 68.55 feet; thence proceed North 86° 35' 55" West along the centerline of said proposed 60 foot easement for a distance of 107.89 feet; thence proceed North 83° 51' 08" West along the centerline of said proposed 60 foot easement for a distance of 57.08 feet; thence proceed North 71° 32' 17" West along the centerline of said proposed 60 foot easement for a distance of 66.93 feet; thence proceed North 55° 36' 27" West along the centerline of said proposed 60 foot easement for a distance of 86.07 feet; thence proceed North 41° 39' 34" West along the centerline of said proposed 60 foot easement for a distance of 212.93 feet; thence proceed North 26° 38' 18" West along the centerline of said proposed 60 foot easement for a distance of 99.63 feet; thence proceed North 13° 42' 57" West along the centerline of said proposed 60 foot easement for a distance of 141.78 feet; thence proceed North 20° 08' 21" East along the centerline of said proposed 60 foot easement for a distance of 56.79 feet; thence proceed North 37° 54' 08" East along the centerline of said proposed 60 foot easement for a distance of 397.72 feet; thence proceed North 20° 01' 09" East along the centerline of said proposed 60 foot easement for a distance of 87.24 feet; thence proceed North 05° 06' 20" West along the centerline of said proposed 60 foot easement for a distance of 120.18 feet to it point of intersection with the Southerly right-of-way of Joiner Town Road and the termination of said proposed 60 foot easement.

Parcel ID #'s: 22-1-01-0-000-001.000 & 22-1-12-0-000-001.005

Marvin D. Ramsey is one and the same person as Marvin Darrell Ramsey.

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 \$123,250.00 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 15th day of August, 2025.


Hunter Chase Myers

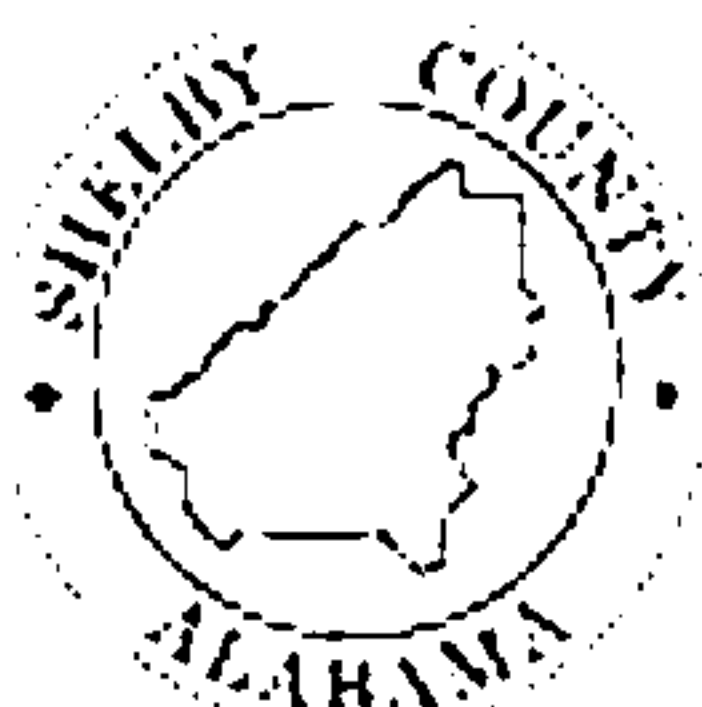
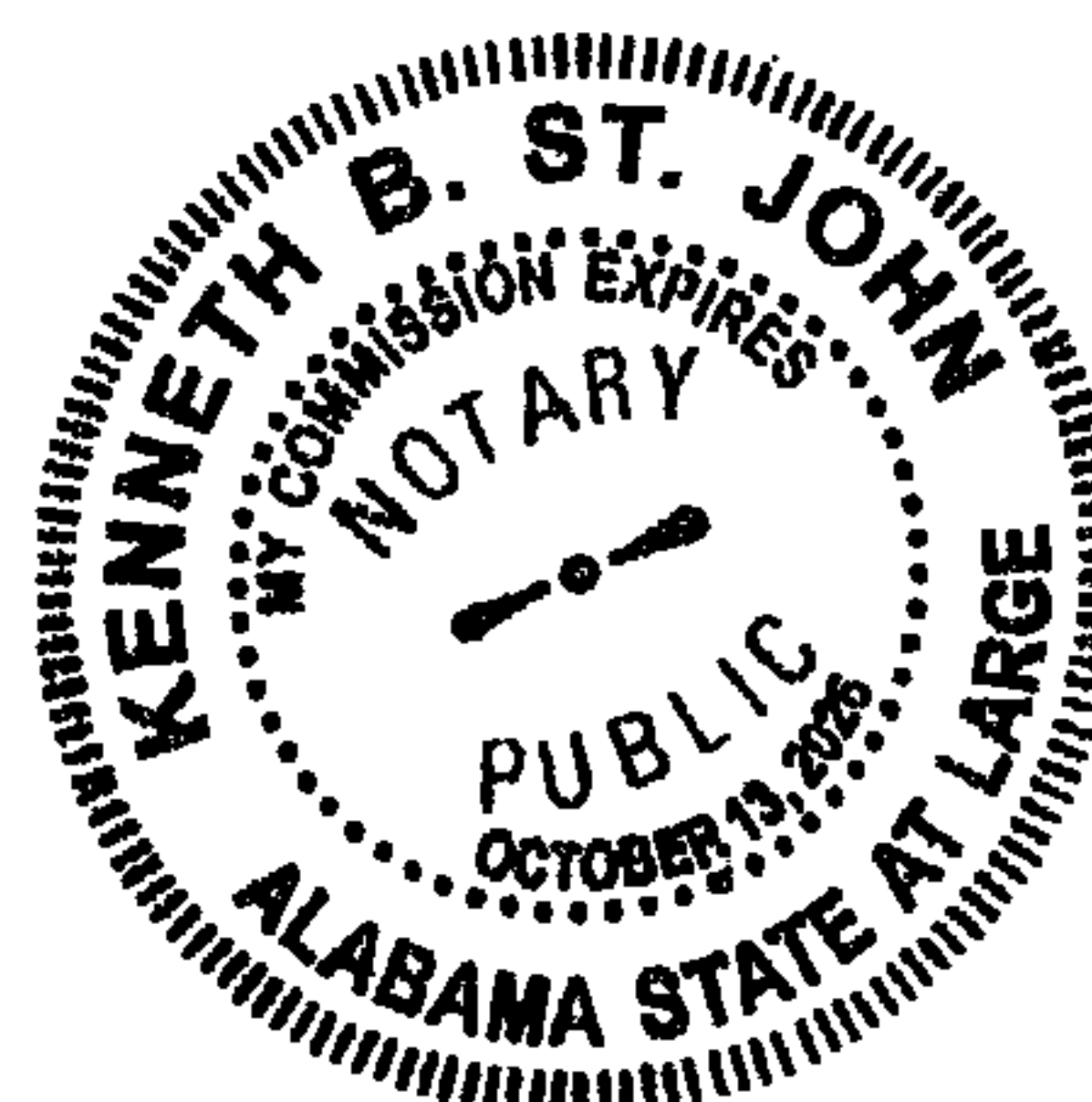

Kari Beth Myers

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Hunter Chase Myers and Kari Beth Myers whose names are signed to the foregoing conveyance, and who 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 15th day of August, 2025.


 Notary Public: **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**



File No.:]

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/28/2025 01:16:52 PM
 \$173.00 JOANN
 20250828000265850

Allen S. Bayl

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