

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:

492 Co Rd 1053
Montevalley, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 (140,000.00) and other valuable considerations to the undersigned GRANTOR(S), Nathan Stamps, a married man, in hand paid by the GRANTEE(S), Greater Path Properties, LLC, 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, Alabama, to wit:

Lot 5 according to the Survey of Calmont Subdivision, as recorded in Map Book 4, Page 4, in the Probate office of Shelby County, Alabama.

LESS AND EXCEPT that part of said lot condemned by the state in condemnation case #29-138, more particularly described as:

A part of Lot No. 5 according to the survey of the Calmont Subdivision the map or plat of which is recorded in Map Book 4, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the Northwest corner of said lot; thence southerly along the West line of said lot a distance 380 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line which extends from a point that is 40 feet northeasterly of and at right angles to the centerline of Project No. OLB-059-025-001 at Station 83+00 to a point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence southeasterly along a line a distance of 32 feet, more or less, to said point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 95+75; thence northeasterly along a line a distance of 98 feet, more or less, to a point on the present northwest right of way line of Lake Woods Drive the Southeast line of said lot, that is northwesterly of and at right angles to the traverse of said drive at Station 2+00; thence southwesterly along said Southeast line a distance of 80 feet, more or less, to the present Northeast right of way line of Alabama Highway No. 25, the Southwest line of said lot; thence northwesterly along said Southwest line a distance of 90 feet, more or less, to the West line of said lot; thence northerly along said West line a distance of 16 feet, more or less, to the point of beginning.

Prior Deed Reference: Instrument No. 20241025000335350.

NOTE: \$175,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

