

Send tax notice to:
Darren Anderson
4893 Highway 39
Chelsea, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025371T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Eight Thousand and 00/100 Dollars (\$228,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Cindy D Hall, a married individual, and James Stephen Henry, an unmarried individual**, whose mailing address is 4893 Hwy 39 Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **Darren Anderson and Heidi Anderson** whose property address is: **4893 Highway 39, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT ONE:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 318.97 feet to a 1" Iron rod; thence with a deflection angle of 35 deg. 23 min. 00 sec. to the left a distance of 87.62 feet to a capped rebar; thence with a deflection angle of 95 deg. 02 min. 00 sec. to the left a distance of 332.70 to a $\frac{1}{2}$ inch rod; thence with a deflection angle of 109 deg. 48 min. 55 sec. to the right a distance of 217.05 feet to an angle iron; thence with a deflection angle of 00 deg. 13 min. 02 sec. to the right a distance of 199.31 feet to a crimped iron; thence with a deflection angle of 14 deg. 10 min. 21 sec. to the left a distance of 72.80 feet to a capped iron; thence with a deflection angle of 78 deg. 14 min. 07 sec. to the right a distance of 200.23; thence continue along the last described course a distance of 192.60 feet to the center line of Shelby County Road No. 36; thence with a deflection angle of 63 deg. 06 min. 17 sec. to the left and along said centerline a distance of 153.96 feet to a point; thence 16 deg. 12 min. 00 sec. to the left and continue along said centerline a distance of 134. 89 feet to a point, said point being the Point of Beginning of the following Tract of land; thence with a deflection angle of 91 deg. 04 min. 14 sec. to the left and leaving said centerline 379.87 feet to a capped iron at the edge of a lake; thence with a deflection angle of 109 deg. 18 min. 20 sec. to the right a distance of 78.02 feet to a capped iron at the edge of a lake; thence with a deflection angle of 24 deg. 15 min. 29 sec. to the left a distance of 140.90 feet to a capped iron at the edge of a lake; thence with a deflection angle of 05 deg. 14 min. 01 sec. to the right 80.40 feet to a capped iron at the edge of a lake; thence with a deflection angle of 98 deg. 04 min. 03 sec. to the right 374.30 feet to the centerline of Shelby County Highway No. 39; thence with a deflection angle of 82 deg. 43 min. 19 sec. to the right and run along the centerline of said highway 240.11 feet to a point which is the Point of Beginning. Less and except any portion of the above-described property lying in the road right-of-way of Shelby County Highway No. 39.

TRACT TWO: Commencing at the Northeast corner of the Southeast ¼ of the Northeast ¼ of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama and run thence West along the North boundary of said quarter-quarter section for a distance of 318.97 feet to a 1" Iron Rod; thence with a deflection angle of 35 deg. 23 min. 00 sec. to the left a distance of 87.62 feet to a capped rebar; thence with a deflection angle of 95 deg. 02 min. 00 min. to the left a distance of 332.70 feet to a ½ iron rod; thence with a deflection angle of 109 deg. 48 min. 55 sec. to the right a distance of 217.05 feet to an angle; thence with a deflection angle of 14 deg. 10 min. 21 sec. to the left a distance of 72.80 feet to a capped iron; thence with a deflection angle of 78 deg. 14 min. 07 sec. to the right a distance of 200.23 feet to a 1 inch crimped iron; thence continue along the last described course a distance of 192.60 feet to the centerline of Shelby County Highway No. 39; thence with a deflection angle of 63 deg. 06 min. 17 min. to the left and along said centerline a distance of 55.23 feet to the Point of Beginning of the following Tract of land; thence with a deflection angle of 95 deg. 13 min. 11 min. to the left a distance of 35.80 feet to a capped iron; thence with a deflection angle of 16 deg. 41 min. 04 sec. to the left a distance of 44.35 feet to a capped iron; thence with a deflection angle of 17 deg. 14 min. 47 sec. to the left a distance of 216.46 feet to a capped iron; thence with a deflection angle of 92 deg. 43 min. 12 sec. to the right a distance of 150.04 feet to a capped iron at the edge of a lake; thence with a deflection angle of 19 deg. 47 min. 51 sec. to the right a distance of 98.50 feet to a capped iron at the edge of lake; thence with a deflection angle of 12 deg. 49 min. 59 sec. to the left a distance of 81.09 feet to a capped iron at the edge of a lake; thence with a deflection angle of 31 deg. 30 min. 04 sec. to the right a distance of 41.51 to a capped iron at the edge of a lake; thence with a deflection angle of 70 deg. 41 min. 40 sec. to the right and leaving said edge of a lake, a distance of 379.87 feet to the centerline of Shelby County Highway No. 39; thence with a deflection angle of 91deg. 04min. 14 sec. to the right and along said centerline a distance of 134.89 feet; thence with a deflection angle of 16 deg. 12 sec. 00 min. to the right and continue along said centerline a distance of 153.96 feet to a point, which is the Point of Beginning. Less and except any part lying in the right of way of Shelby County Highway No. 39. Also, said parcel is subject to a 15 foot Ingress-Egress Easement.

LESS AND EXCEPT those certain parcels as conveyed by Deeds recorded in Book 111, page 899; Book 249, page 177; Book 304, page 746; Instrument 1995-23109 and Instrument #20080112000026190.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.


Subject property does not constitute the homestead of Cindy D Hall or her spouse, as defined by the Code of Alabama.

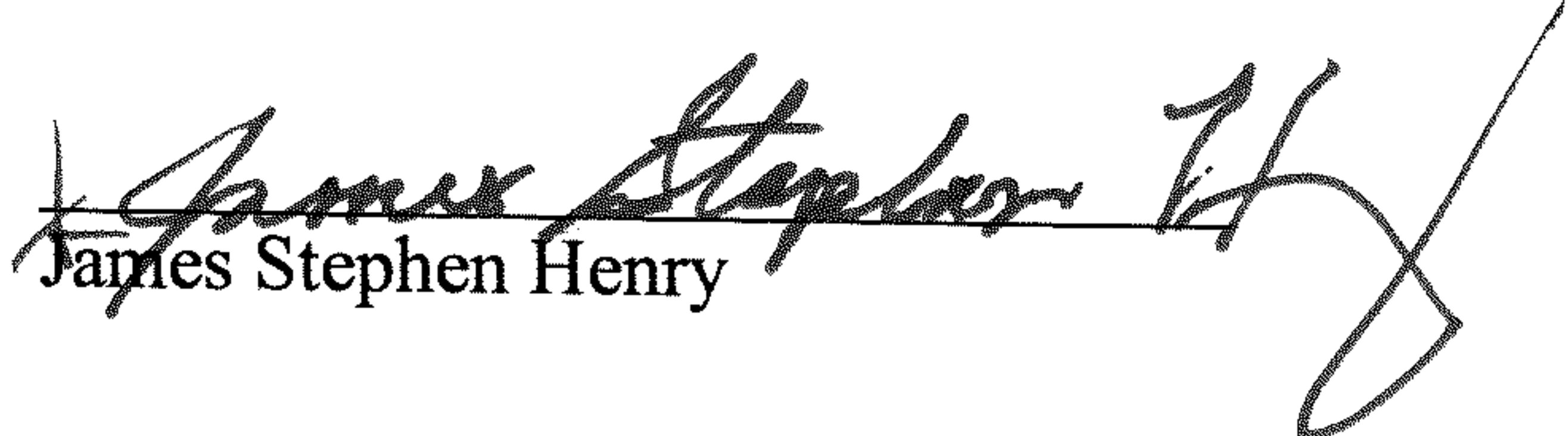
Cindy D Hall and James Stephen Henry are the sole surviving heirs at law of Faye B Myers.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 8 day of January, 2026.

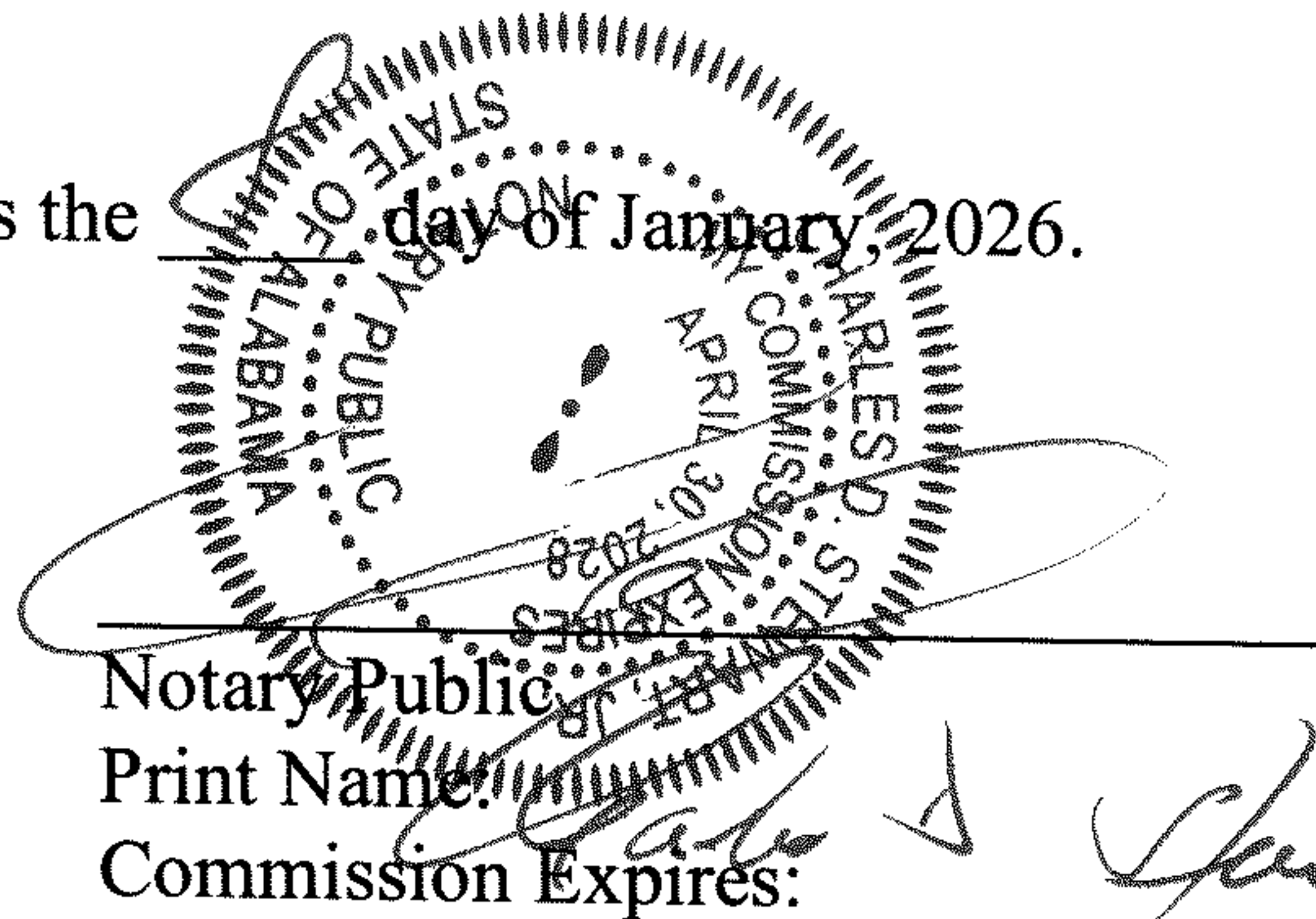

Cindy D Hall


James Stephen Henry

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy D Hall and James Stephen Henry whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of January, 2026.


Notary Public
Print Name: Charles D Stewart, J
Commission Expires:

4 30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 01:57:56 PM
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