

This instrument was prepared by:  
A. Vincent Brown, Jr., Esq.  
510 18th Street North  
Bessemer, AL 35020

SEND TAX NOTICE TO:  
ALLEN BARCLAY MORGAN  
155 RED OAK CIRCLE  
HELENA, AL 35080

**File #0821-03**

**WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

**KNOW ALL MEN BY THESE PRESENTS:**

That in Consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars \$155,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BARRY MORGAN, a single man, whose mailing address is 155 RED OAK CIRCLE, HELENA, AL 35080, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto ALLEN BARCLAY MORGAN, a married man, whose mailing address is 155 RED OAK CIRCLE, HELENA, AL 35080 (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 155 RED OAK CIRCLE, HELENA, AL 35080, to-wit:

SEE ATTACHED SCHEDULE A.

**SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD**

**SUBJECT TO:**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Standard Exceptions:
  - (a) Rights or claims of parties in possession not shown by the public records.
  - (b) Easements, or claims of easements, not shown by the public records.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Less and except any part of subject property lying within any road right-of-way.

\$152,192.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), BARRY MORGAN, a single man, have hereunto set my (our) hand(s) and seal(s) this 15th day of October, 2021.


  
BARRY MORGAN (SEAL)

\_\_\_\_\_  
(SEAL)

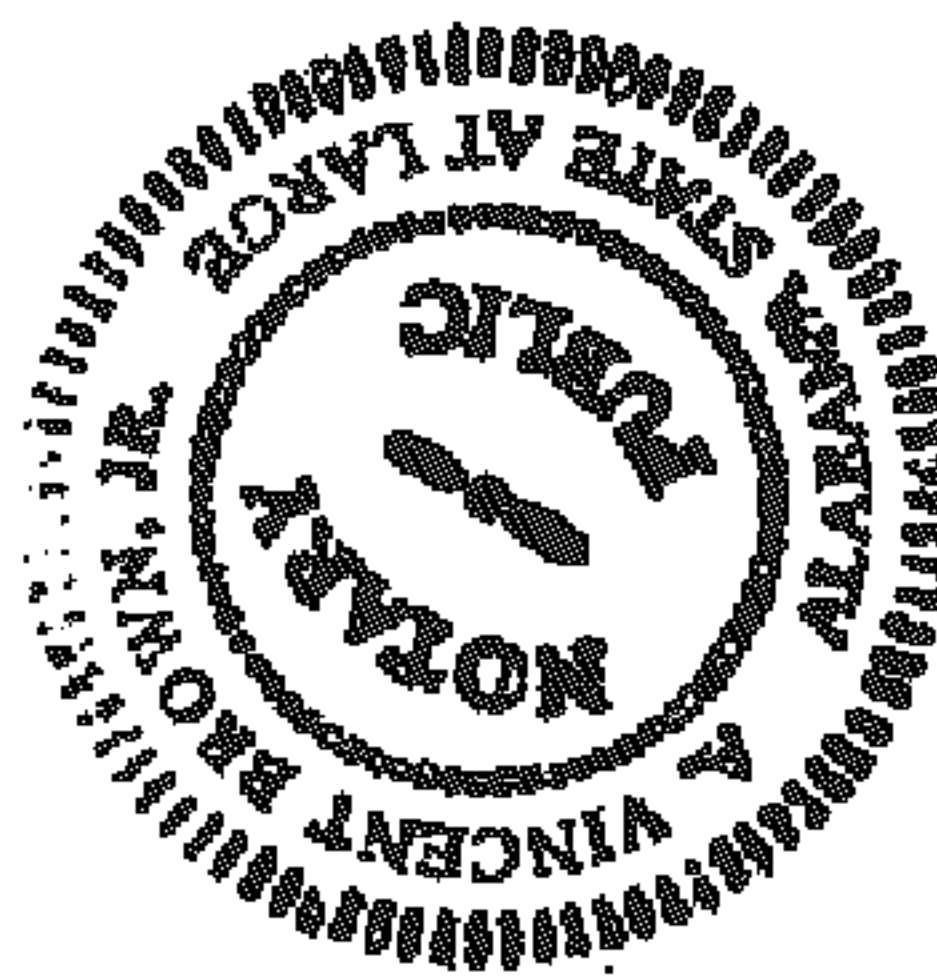
STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARRY MORGAN, a single man, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily, in said capacity and with full authority, on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2021.

  
\_\_\_\_\_  
Notary Public

My commission expires: 11/29/2023



**EXHIBIT A**

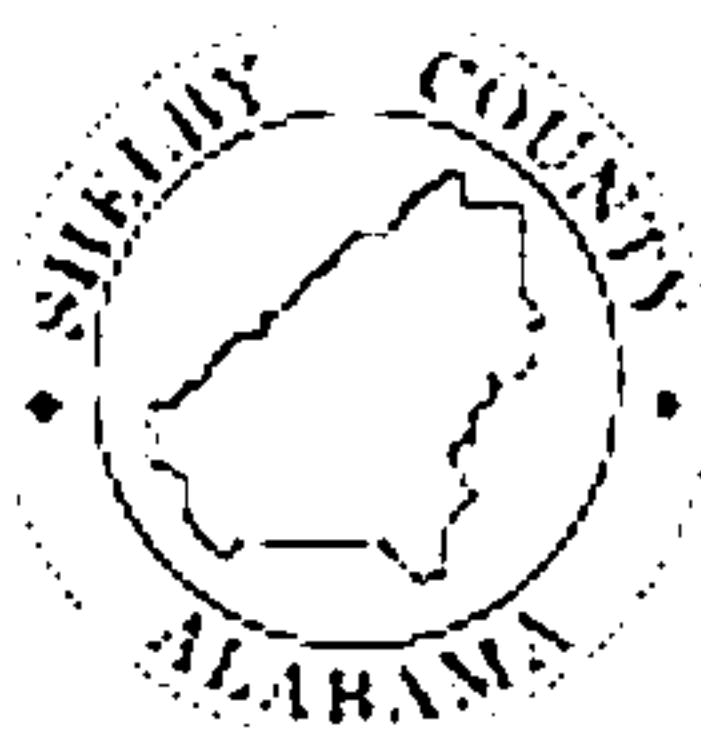
**LEGAL DESCRIPTION**

A parcel of land situated in the NE ¼ of the NE ¼ of the NW ¼ of Section 25, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Southeast corner of the above said NE ¼ of the NE ¼ of the NW ¼ of said Section, thence run North along the East line thereof for a distance of 420.0 feet; thence run West and parallel to the South line for a distance of 210.0 feet; thence run South and parallel with the East line for a distance of 420.0 feet to the Southline of said NE ¼ of the NE ¼ of the NW ¼; thence run East along said South line 210 feet to the point of beginning.

Also an easement described as follows:

Commence at the Northwest corner of the above said lot for a point of beginning; thence run North 25 deg. 00 min. East 210 feet, more or less, to a point on a County gravel road thence East 35 feet; thence South 25 deg. 00 min. West for 215.0 feet more or less to the North line of the above said lot; thence West 33.5 feet to the point of beginning. Less and except a parcel of land 66 feet by 210 feet located on the Southern most part of the parcel described herein. Being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2021 03:35:41 PM  
\$31.00 JOANN  
20211201000574270

*Allie S. Bayl*