

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3203

R.D. Box 98098
Des Moines, WA 98198

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN 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 where is acknowledged. I or we **James W. King and Angela D. King, a married couple** whose mailing address is: 17462 Front Beach Rd BDX123 Panama City Beach, FL 32413 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Laura Marie Thomas** whose mailing address R.D. Box 98098 Des Moines, WA 98198 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 108 Goodwin Street, Columbiana, AL 35051

Lots No. 11 and 12, in Block No. 4 according to J.W. Johnston's addition to the Town of Columbiana, Alabama, as shown by Survey and Map of said addition and made and certified by J.D. Moor, a Civil Engineer, and dated July 18, 1924, as shown of record in the Probate Office of Shelby County, Alabama, and which said lots are more accurately described as follows:

Commencing at the Northwest corner of Section 25, Township 21 South, Range 1 West; thence run South along the west boundary line of said Section a distance of 1573.22 feet to a point; thence turn an angle of 103°25'48" to the left and run a distance of 576.78 feet to a point; thence turn an angle of 15°09'33" to the left and run a distance of 834.70 feet to a point on the North right of way line of East College Street (Old Highway 25) and the Southeast corner of Columbiana Elementary School; thence turn an angle of 5°16' to the left and run a distance of 63.21 feet to a point; thence turn an angle of 2°12' to the left and run a distance of 103.53 feet to a right of way monument (PT 20 + 34); thence turn an angle of 2°44' to the left and run along the said right of way line a distance of 27.85 feet to an iron found in place; thence turn an angle of 85°29'40" to the Left and run Northwesterly a distance of 231.75 feet to an iron found in place; thence turn an angle of 1°35'54" to the right and run Northwesterly a distance of 79.00 feet to an iron found in place; thence turn an angle of 0°04'57" to the right and run Northwesterly a distance of 117.90 feet to a 1¼" crimped pipe found in place and the point of beginning; thence turn an angle of 92°31'37" to the right and run Northeasterly a distance of 146.52 feet to a # 3 iron rod on the west right of way line of Goodwin Street; thence turn an angle of 82°45'54" to the left and run Northerly along said Goodwin Street a distance of 52.82 feet to a point; thence turn an angle of 79°13'15" to the left and run westerly a distance of 144.78 feet to a point set on this survey and being a point on the East boundary line of a 20 foot wide Alley; thence turn an angle of 89°29'56" to the left and run Southerly along said East boundary line a distance of 97.07 feet to a # 5 capped rebar (L. King) set on this Survey; thence turn an angle of 90° to the left and run Easterly a distance of 16.18 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

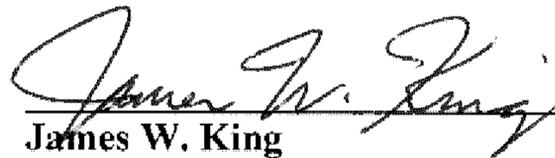
Subject to restrictions, reservations, conditions, and easement of record

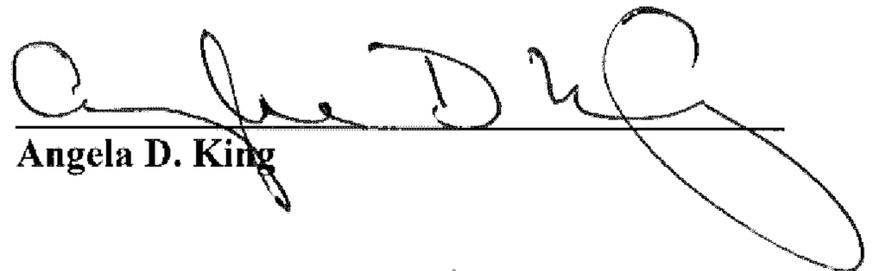
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$116,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7 day of June, 2022.


James W. King

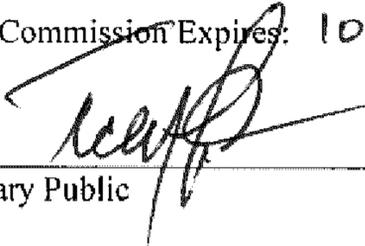

Angela D. King

STATE OF Alabama Tetters County ss:

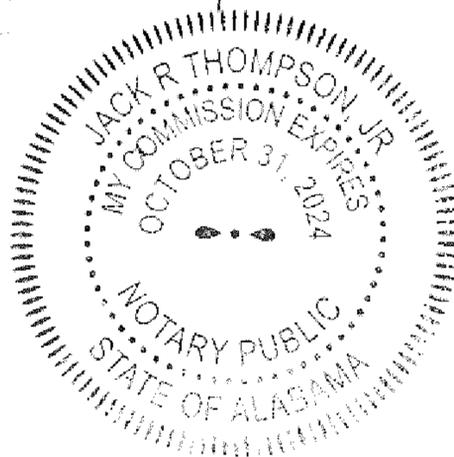
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **James W. King and Angela D. King** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 7th day of June, 2022

My Commission Expires: 10/31/2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2022 01:48:35 PM
\$64.00 JOANN
20220609000231310

Allie S. Boyd