

Send Tax Notice to:
Woody Elliott Investments, LLP
362 Highway 7
Wilsonville, AL 35186

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-1935**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 (\$187,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Vivian A. Anderson, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3828 Ripple Leaf Circle, Hoover, AL 35216

by Woody Elliott Investments, LLP, (herein referred to as "Grantee"), whose mailing address is
362 Highway 7, Wilsonville, AL 35186

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **120 Daventry Drive, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$197,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19th day of July, 2022

Vivian A. Anderson by Vivian Lee Anderson Barnes, her Agent
Vivian A. Anderson by Vivian Lee Anderson Barnes, her Agent

State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public, hereby certify that **Vivian Lee Anderson Barnes**, whose name is signed as Agent for **Vivian A. Anderson** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of July, A. D. 2022

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 01/22/2023

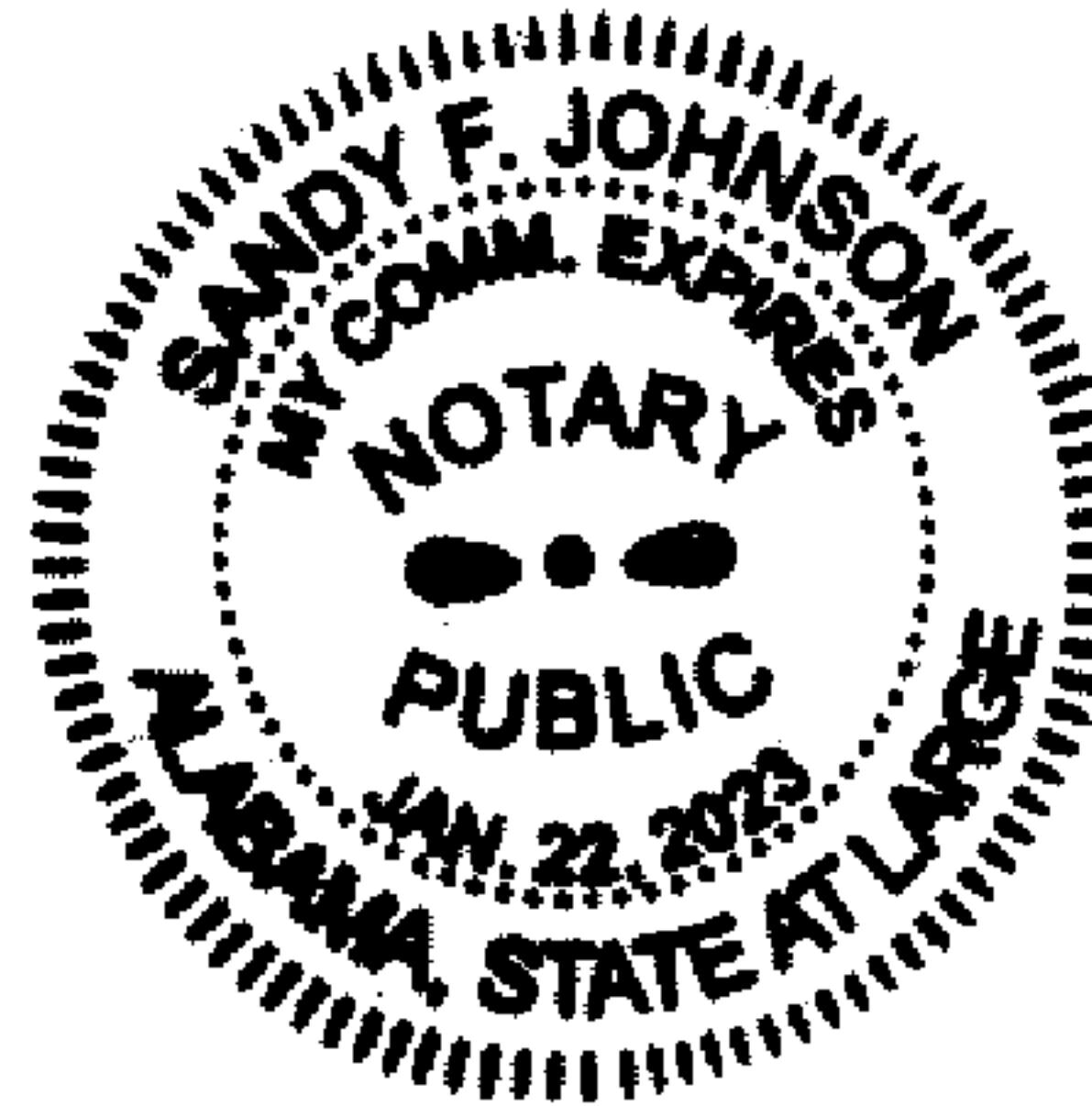


EXHIBIT A

Property 1:

Lot 58, according to the Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2022 10:26:38 AM
\$29.00 BRITTANI
20220720000285340

Allen S. Bayl