

**Send tax notice to: Mary Mikal Hamm, 36 Hwy 440, Chelsea, AL, 35043**

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

20180314000081820

03/14/2018 08:57:22 AM

DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand and No/100 (\$170,000.00) Dollars, 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

**Steven D. Bullock and Melissa Bullock, husband and wife, whose mailing address is:**

60 Johnson Drive, Chelsea, AL 35043

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Mary Mikal Hamm and Richard Hamm, whose mailing address is:**

36 Highway 440, Chelsea, AL 35043

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 36 Highway 440, Chelsea, AL 35043** to-wit

Commence at the SW corner of the SW 1/4 of the SE 1/4, Section 26, Township 19 South, Range 1 West; thence run North along the West line of said 1/4 1/4 Section a distance of 937.05 feet to a point on the SE right of way line of Shelby County Hwy. No. 39; thence turn an angle of 43 degrees 39 minutes to the right and run along said Hwy R/W a distance of 30.0 feet; thence turn an angle of 1 degree 06 minutes 47 seconds to the left and continue along said Hwy. R/W a distance of 532.22 feet; thence turn an angle of 2 degrees 09 minutes 17 seconds to the right and continue along said Hwy. R/W a distance of 132.91 feet to point of beginning; thence continue along said Hwy. R/W a distance of 15.84 feet; thence turn an angle of 0 degrees 55 minutes 30 seconds to the left and continue along said Hwy. R/W a distance of 89.27 feet to a point of intersection with the South right of way line of Shelby County Hwy. No. 440; thence turn an angle of 54 degrees 22 minutes to the right and run along said Hwy. No. 440 R/W a distance of 65.73 feet; thence turn an angle of 5 degrees 55 minutes to the left and continue a distance of 80.01 feet; thence turn an angle of 4 degrees 15 minutes to the left and continue along said Hwy. R/W a distance of 125.43 feet; thence turn an angle of 13 degrees 20 minutes to the left and continue along said Hwy. R/W a distance of 100.73 feet to a gravel road; thence turn an angle of 75 degrees 10 minutes 56 seconds to the right and run along said gravel road a distance of 217.66 feet; thence turn an angle of 120 degrees 06 minutes 44 seconds to the right and run a distance of 357.54 feet; thence turn an angle of 26 degrees 09 minutes 12 seconds to the right and run a distance of 214.09 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$166,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted 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 persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 13 day of March 2018.

Steven D. Bullock  
Steven D. Bullock

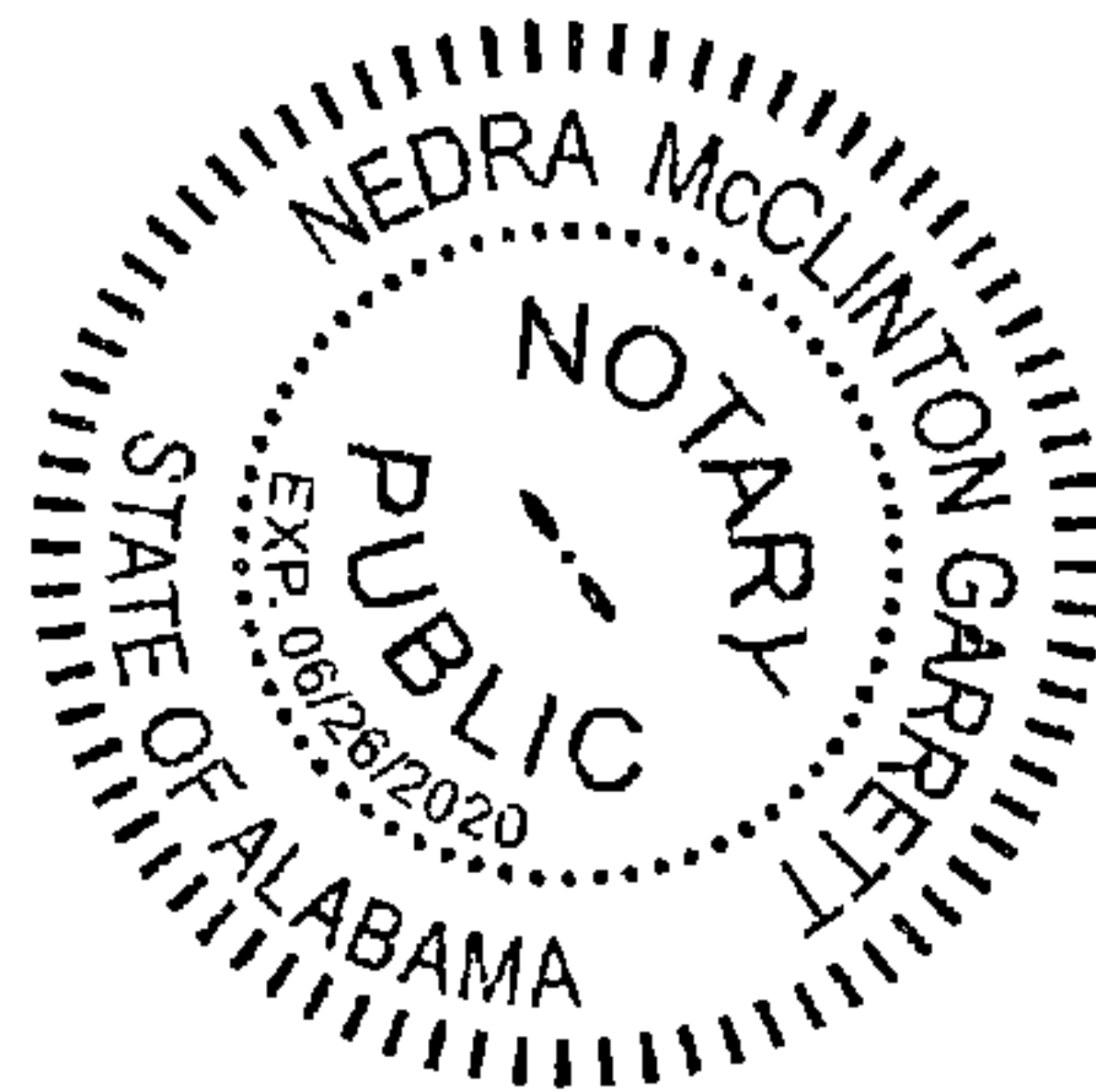
Melissa Bullock  
Melissa Bullock

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven D. Bullock and Melissa Bullock**, a married couple whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of March 2018.

Nedra McClinton Ganett  
NOTARY PUBLIC  
My Commission expires: 6/26/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/14/2018 08:57:22 AM  
\$21.50 CHERRY  
20180314000081820

James W. Fuhrmeister