

This Instrument was Prepared by:

Send Tax Notice To: Kim L. Ely

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-18-24521

3170 Hwy 71
Shelby Ar 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$59,900.00)**, 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, **Rickey Paul Mims and Karen Lee Mims, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kim L. Ely**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$58,814.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 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 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of October, 2018.


~~Rickey Paul Mims~~


Karen Lee Mims

State of Alabama

20181025000377590 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
10/25/2018 10:39:40 AM FILED/CERT

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Ri

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Ria

known to me, acknowledged before me on this day that, being in
convenance he/she/they executed the same voluntarily on the day the same

Notary Public, State of Alabama
April Clark
My Commission Expires: Septe



Shelby County, AL 10/25/2018
State of Alabama
Deed Tax: \$1.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, including Lots 36, 37, 38 of Coosa River Estates, as recorded in Map Book 4, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama. Commence at thence SE corner of Lot 39 of above said Coosa River Estates; thence North 00 degrees 25 minutes 27 seconds West, a distance of 167.73 feet to the point of beginning; thence North 00 degrees 28 minutes 39 seconds East, a distance of 148.97 feet; thence North 65 degrees 37 minutes 05 seconds West, a distance of 177.04; thence North 66 degrees 29 minutes 39 seconds West, a distance of 79.44 feet; thence North 40 degrees 23 minutes 37 seconds West, a distance of 92.89 feet; thence North 80 degrees 05 minutes 18 seconds West, a distance of 14.90 feet; thence South 55 degrees 51 minutes 51 seconds West, a distance of 46.37 feet; thence South 48 degrees 10 minutes 46 seconds West, a distance of 44.84 feet; thence South 48 degrees 12 minutes 09 seconds West, a distance of 232.43 feet; thence South 79 degrees 28 minutes 54 seconds East, a distance of 90.59 feet; thence South 55 degrees 08 minutes 48 seconds East a distance of 269.62 feet; thence South 64 degrees 59 minutes 32 seconds East, a distance of 69.24 feet; thence North 19 degrees 17 minutes 24 seconds East, a distance of 110.60 feet; thence South 81 degrees 39 minutes 33 seconds East, a distance of 144.45 feet to the point of beginning.



