

20190508000155530
05/08/2019 12:19:25 PM
DEEDS 1/2

SEND TAX NOTICE
TO: Judith W. Dunham
360 Woodward Court
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00) in hand paid to the undersigned, **J. David Sherrell and Patricia Wood Sherrell**, a married couple, whose address is 129 Last Dollar Lane, Jackson's Gap, AL 36861, (hereinafter referred to as "Grantor", whether one or more), by **Judith W. Dunham**, whose address is 360 Woodward Court, Birmingham, AL 35242, (hereinafter referred to as "Grantee", whether one or more), 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 estate situated in **Shelby County, Alabama, to-wit:**

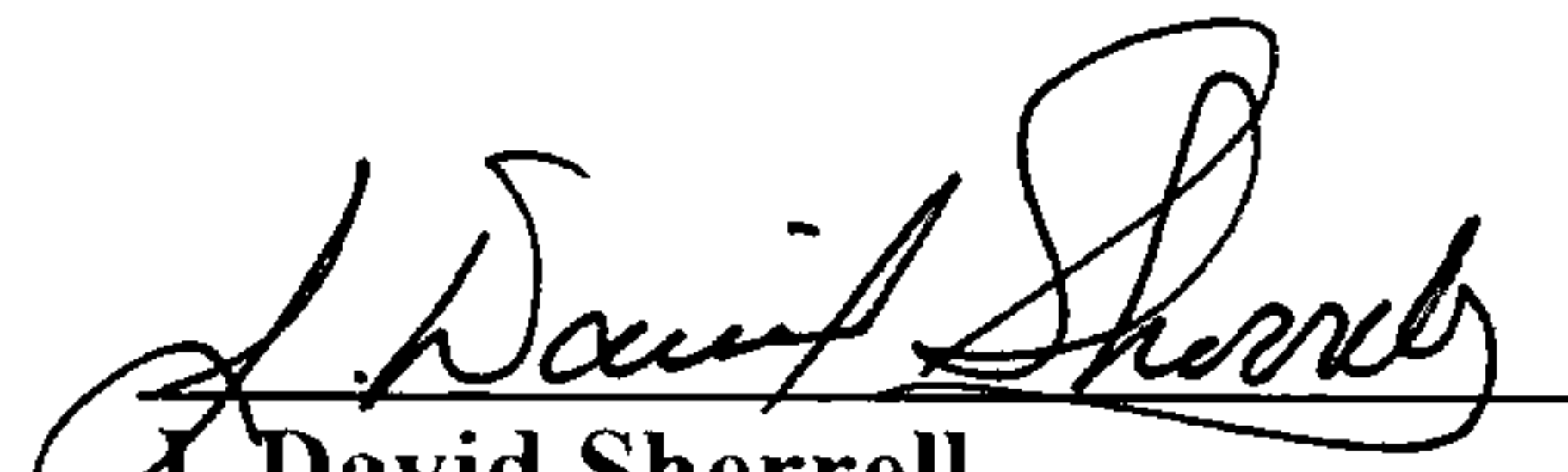
A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 22, and the Northwest 1/4 of the Northeast 1/4 of Section 27, both in Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: From a point on the West line of the Southwest 1/4 of the Southeast 1/4 of Section 22, which point is 212-1/2 feet South of the Northwest corner of such 40, run East parallel with the North line of such 40, 260 feet for a point of beginning; run thence South, parallel with the West line of such 40, 500 feet; thence East at a right angle 300 feet; thence South, parallel with the West line of such 40 to the right of way of the Florida Short Route Highway; thence Easterly along such right of way to a point which is 500 feet West of the East line of said 40; thence North to a point 212-1/2 feet South of the North line of such 40; thence West 560 feet to the Point of Beginning.


SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION.

TO HAVE AND TO HOLD to Grantee, and grantee's heirs, executors, administrators and assigns forever. The Grantor does for the grantor and for the grantor's heirs and assigns, covenant with Grantee, and grantee's heirs, executors, administrators and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will, and grantor's heirs, executors, administrators shall warrant and defend the same to the said Grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this 3rd day of May, 2019.

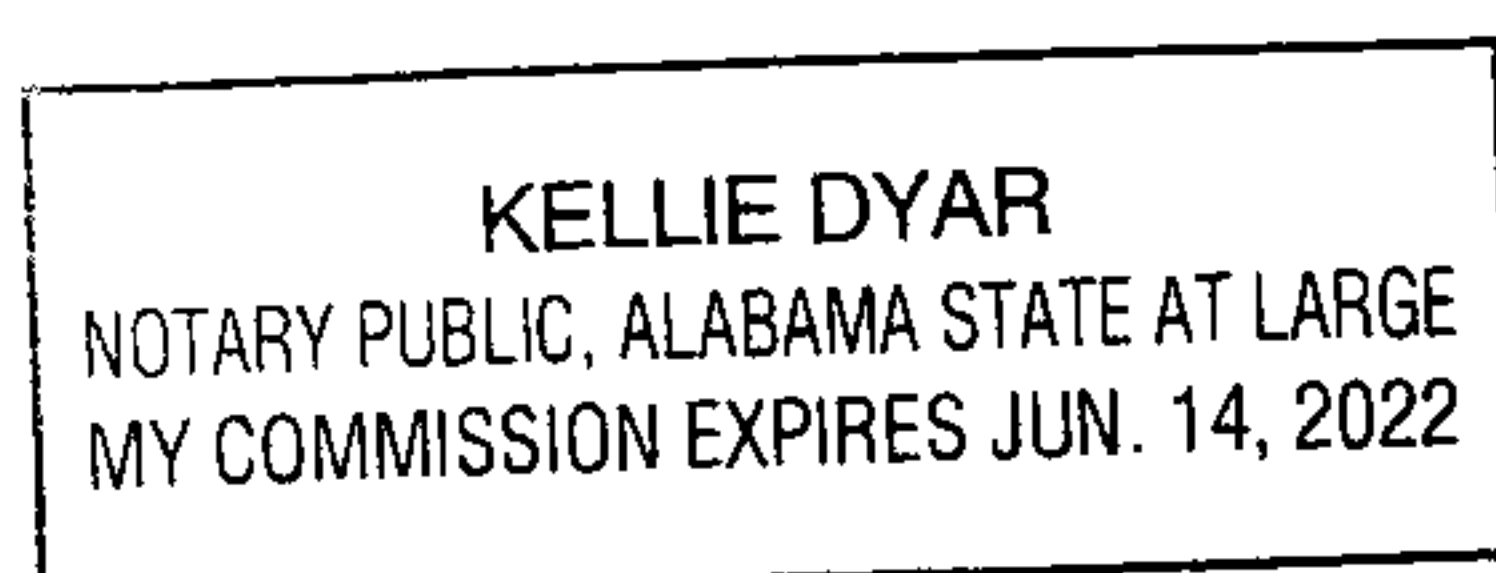

J. David Sherrell

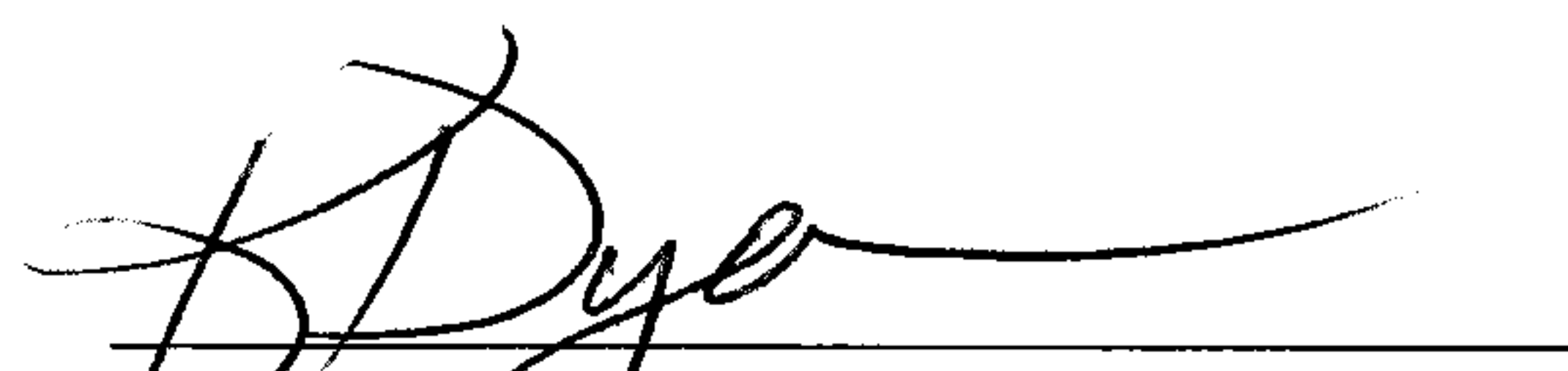

Patricia Wood Sherrell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. David Sherrell and Patricia Wood Sherrell, a married couple, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2019.




Notary Public
Print Name: Kellie Dyar
Commission Expires: 06/14/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2019 12:19:25 PM
\$98.00 CHERRY
20190508000155530

