

Send tax notice to:
TIMOTHY W COWART
51 ANGLERS LANE
SHELBY, AL, 35143

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019561T

20190916000339390

09/16/2019 01:56:52 PM

SHELBY COUNTY

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy-Four Thousand Five Hundred and 00/100 Dollars (\$274,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PEGGY B ELLISON AS TRUSTEE OF THE ELLISON LIVING TRUST, DATED OCTOBER 27, 2005**, whose mailing address is: *4913 Cahaba Valley Trce Birmingham AL 35242* (hereinafter referred to as "Grantor") by **TIMOTHY W COWART and MISTY S COWART** whose property address is: 51 ANGLERS LANE, SHELBY, AL, 35143 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: Commence at the Northwest Corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, Thence run easterly along the North line of said Section 25, 978.01' to Point of Beginning of the property being described, thence continue along last described course 187.63' to a point; thence 94°42'26" to the Right and Run Southerly 71.0' to a point, Thence 85°17'34" Right and Run Westerly 252.58' to a point, Thence 135°00'26" Right and Run Northeasterly 100.08' to the Point of Beginning.

PARCEL II: Commence at the Northwest Corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, Thence run easterly along the North line of said Section 25, 978.01' to Point, Thence 135°00'26" Right and Run Southwesterly 100.08' to a point, thence 135°00'26" Left and run easterly 75.0' to the Point of Beginning of the Property being described, Thence continue along last described course 127.58' to a point, Thence 121°45' right and run Southwesterly 193.27' to a Point of the Water Line of Reed Creek Slough, Thence 8°42'54" Right and Run Southwesterly a Chord Distance of 72.44' to a point on the Water Line of same Reed Creek Slough, Thence 145°02'06" Right and Run Northerly 220.47' to the Point of Beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement for ingress and egress recorded in Instrument #20030521000316410.
5. Subject to riparian rights, if any, of Lay Lake.

\$104,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, ELLISON LIVING TRUST, by PEGGY B ELLISON, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 13th day of September, 2019.

ELLISON LIVING TRUST

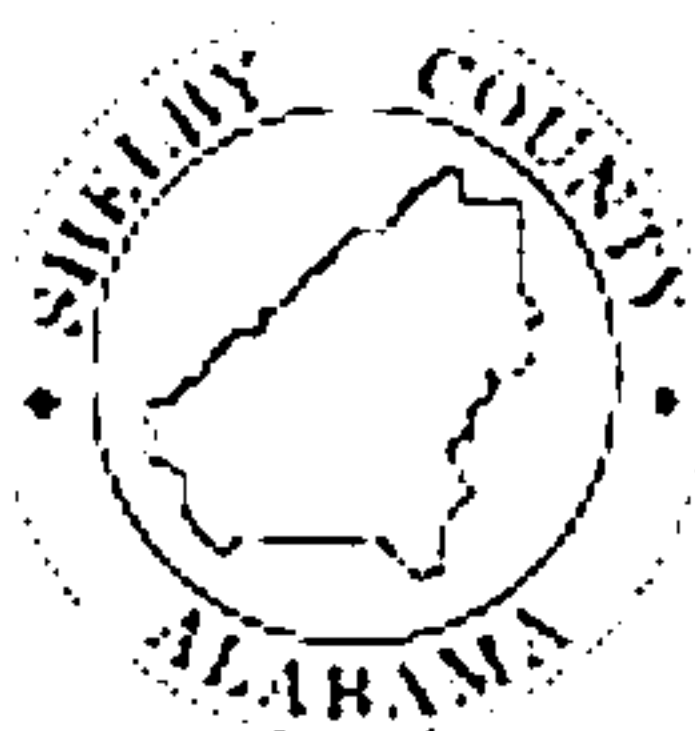
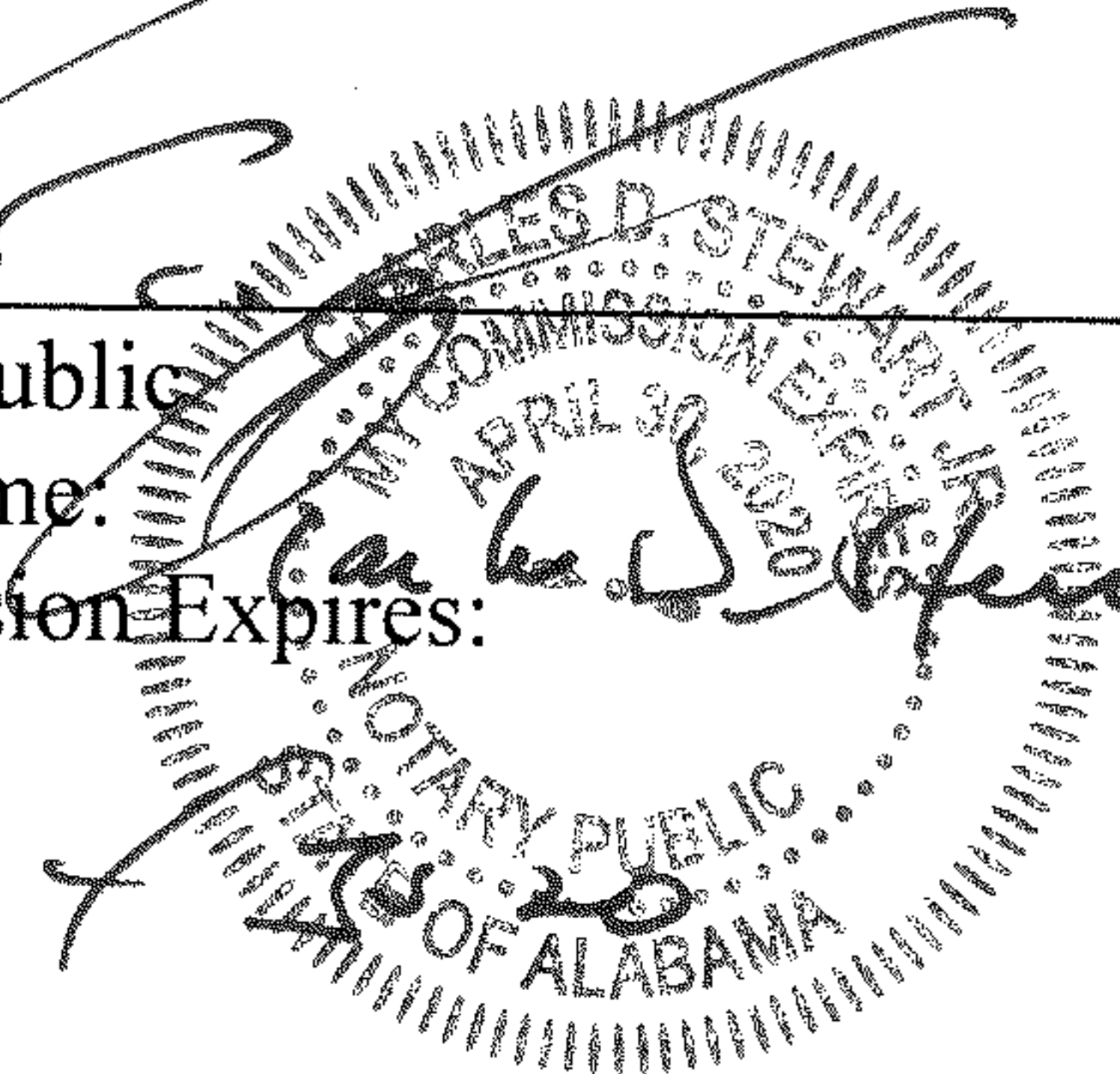
Peggy B Ellison
BY: PEGGY B ELLISON
ITS: TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PEGGY B ELLISON, whose name as TRUSTEE OF THE ELLISON LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 13th day of September, 2019.

Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *April 30, 2020*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2019 01:56:52 PM
\$195.00 CHARITY
20190916000339390

Allie S. Bayl