

This Instrument was Prepared by:

Send Tax Notice To: Rebecca Scott Mims
109 Ferry Rd.
Columbiana, AL 35051

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

File No.: S-19-25936

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)**, 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, **Grady Parsons and Marsha Parsons, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rebecca Scott Mims**, (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 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

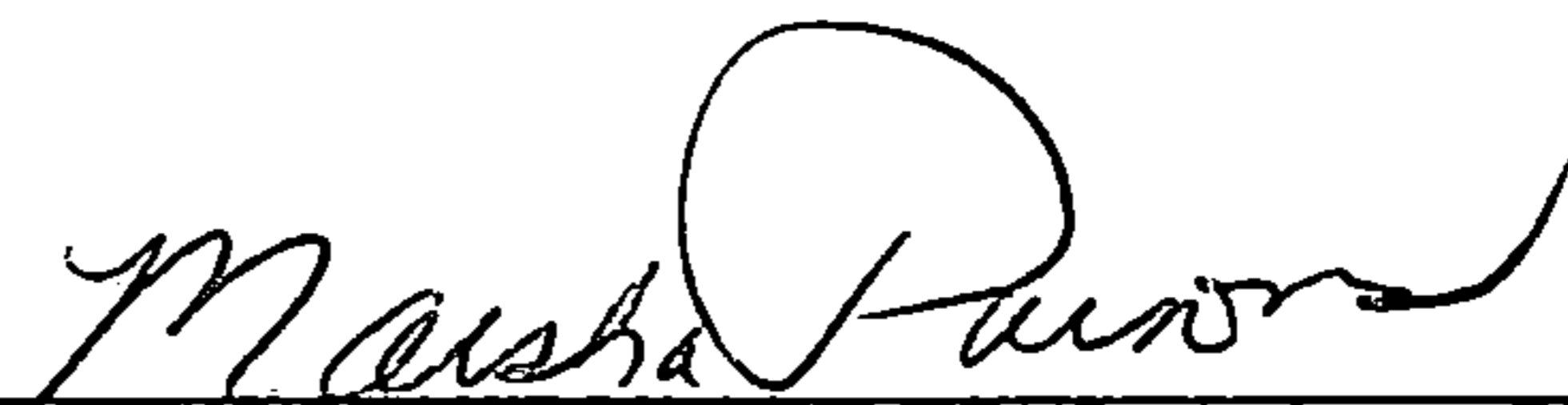
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of December, 2019.



Grady Parsons



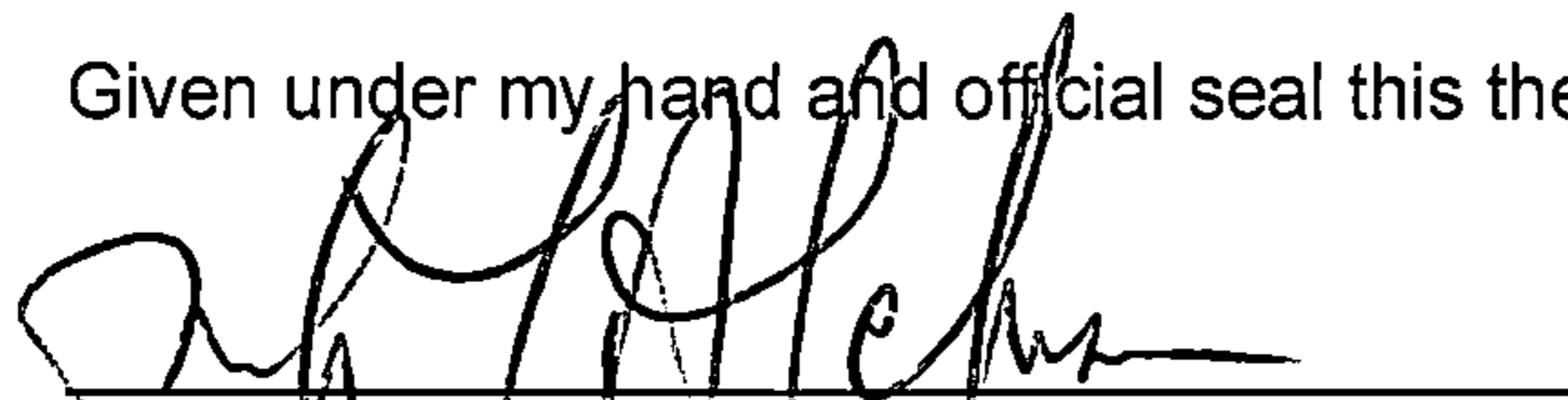
Marsha Parsons

State of Alabama

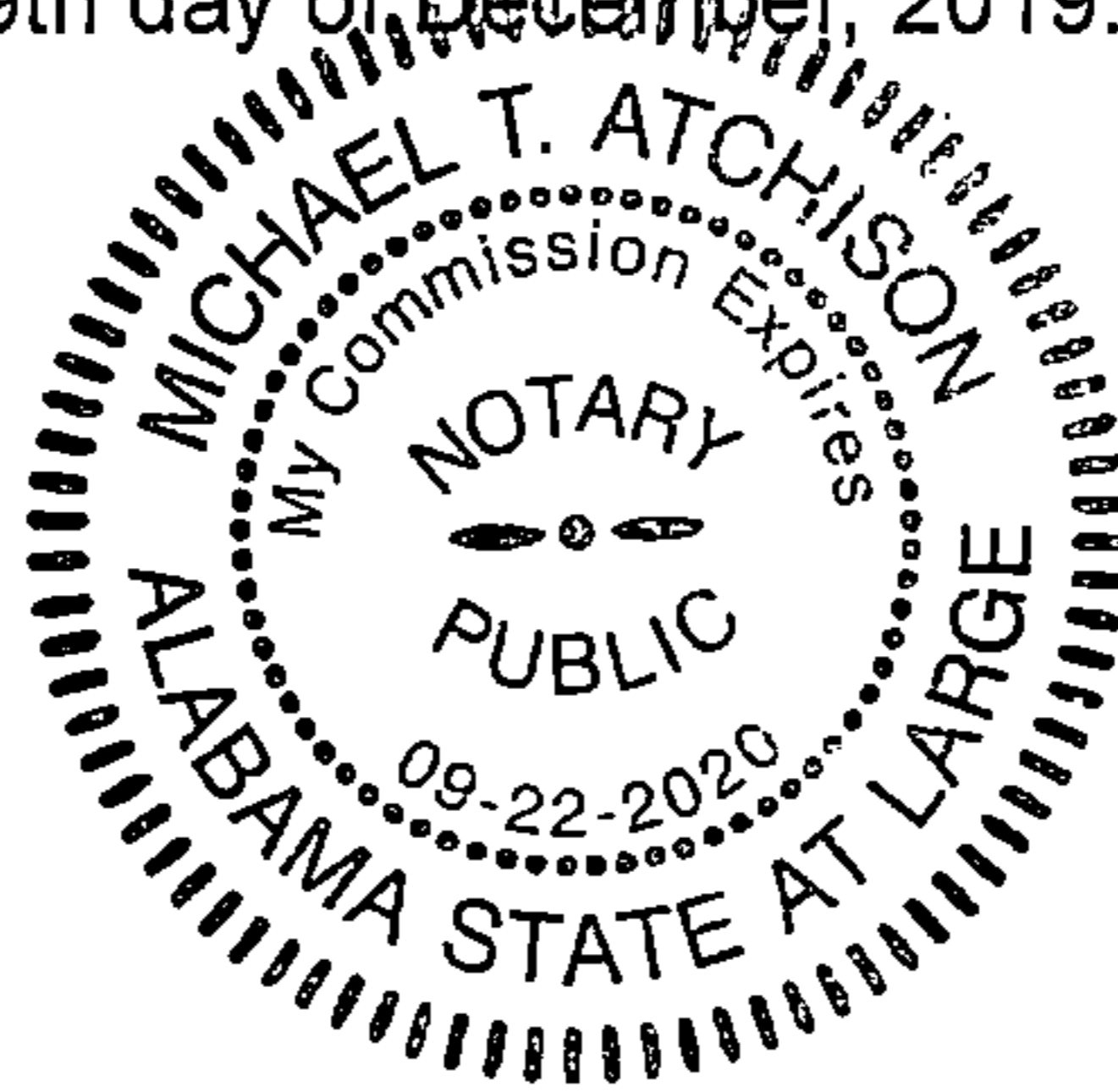
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Grady Parsons and Marsha Parsons, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 2019.



Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020



20191211000458640 1/3 \$348.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

A lot situated in the Northeast Quarter of the Northwest Quarter of Section 25, Township 21, Range 1 West, more particularly described as follows:

Begin at a point on the West margin of Arlington Street which point is the Northeast corner of Lot 3 of Block B as laid off in the map of College Park in the Town of Columbiana, Shelby County, Alabama, as the same appears of record in the Office of the Judge of Probate of said County, and go thence in a northerly direction along the West margin of Arlington Street a distance of 430 feet, more or less, to the point of intersection of the West margin of Arlington Street and the south margin of East College Street; go thence in a westerly direction along the South margin of East College Street a distance of 162 feet, more or less, to the Northeast corner of the lot now owned by P.B. Shaw which point is 100 feet distant along said South margin of East College Street from the Northeast corner of the Shelby County High School property; go thence in a southerly direction along the East line of the said P.B. Shaw lot which line is parallel to the East line of said Shelby County High School property a distance of 386 feet, more or less, to a point on the North line of Lot 3 of the aforementioned Block B; go thence in an easterly direction along the said North line of the aforementioned Lot 3 of Block B a distance of 110 feet to the point of beginning.

There is excepted or reserved from this conveyance the following:

The strip of land 20 feet in width fronting on Arlington Street and extending in a westerly direction of uniform width across the South end of the lot herein conveyed, which strip of land has previously been dedicated for a street or alley by the terms stated in a deed from Eugenia Letson to Lovania Gordon as the same appears in Deed Book 109, Page 488 in the Office of the Judge of Probate of Shelby County, Alabama;

ALSO, LESS AND EXCEPT:

That part of said property upon which a sidewalk is now located on and along the North side of said property which has previously been dedicated for public use in accordance with the terms contained in a deed from W. M. Polk and wife, Sally Polk to J. W. Letson as the same appears of record in Deed Book 85, Page 395, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, LESS AND EXCEPT, property as contained in deed recorded in Deed Book 352, Page 548, Probate Office, Shelby County, Alabama.



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