

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Martin Lands, LLC
867 Valley View Road
Indian Springs, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Terry Ann Johnson, a married woman, and Lola Stephens, an unmarried woman, whose mailing address is:

88 Indian Crest Drive, Pelham, AL 35124

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

Martin Lands, LLC, whose mailing address is: 88 Indian Crest Drive, Indian Springs, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **88 Indian Crest Drive, Indian Springs, AL 35124** to-wit:

Commence at the northwest corner of the NE3 of the SE3 of Section 29, Township 19 South, Range 2 West, thence westerly along the north line of the NW3 of SE3 of Section 29, Township 19 South Range 2 West, for 10 feet to the right of way line of public road, thence 91° 26'15" and run southerly along the East right of way line of said public road for 50.02 feet, the point of beginning, Thence continue along last stated course 260.36 feet, thence 90° 38' 40" to the left for 407.45 feet, thence 89° 19'00" left for 245.51 feet, thence 88° 35' 50" left for 407.71 feet to the point of beginning. Said parcel of land lying in the N 1/2 of the SE 1/4 of Section 29, Township 19 South, Range e West, Shelby County, Alabama.

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

The property herein conveyed does not constitute the homestead of Terry Ann Johnson, nor that of her spouse, neither is it contiguous thereto.

Paul J. Stephens, who held a life estate in Instrument 20031203000783260, is deceased, having died on or about March 14, 2018.

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 11th day of December, 2019.


Terry Ann Johnson


Lola Stephens

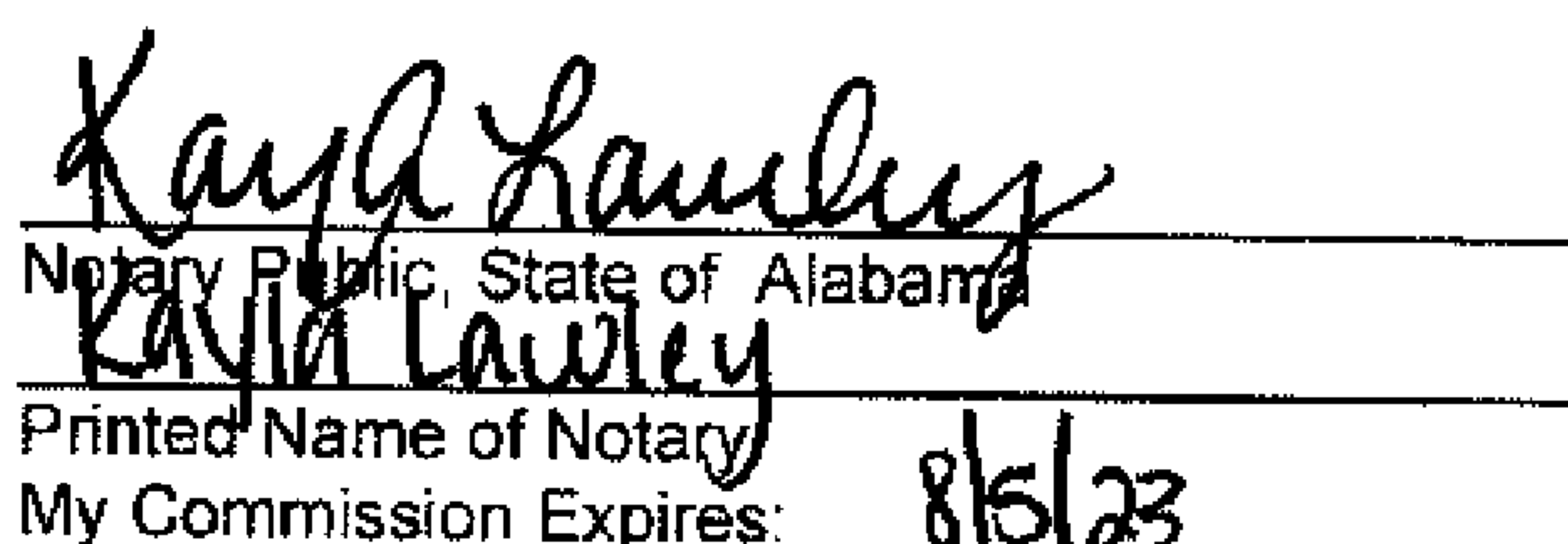
State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 08:20:43 AM
\$317.00 CHERRY
20191217000465480

Alvin S. Bayl

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Terry Ann Johnson and Lola Stephens, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 11th day of December, 2019.


Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 8/5/23

