

20191227000479800  
12/27/2019 03:33:27 PM  
DEEDS 1/2

Send tax notice to:  
Cheryl Gilliam  
156 Pelham Heights Rd  
Pelham, AL 35124  
BHM1901508

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred One Thousand and 00/100 Dollars (\$201,00 0.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Alfred Wells, Jr., a married man**, whose mailing address is: 2009 Flamingo Dr., St. Bernard, LA 70085 (hereinafter referred to as "Grantor", whether one or more), by **Cheryl A Gilliam and Rachel A Sills** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1.4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, run thence West along the North line of said 1/4-1/4 section 135.50 feet to a point; thence turn left an angle of 88 degrees 80 minutes to the left and run South 424.02 feet to a point; thence turn 30 degrees to the right and run 132.79 feet to the point of beginning of the lot herein described; thence continue along the last described line for 115.47 feet to a point; thence turn 95 degrees to the right and run 255.13 feet to a point on the Southeast right of way margin of a road; thence turn right 76 degrees 45 minutes and run Northeast along the Southeast margin of said road 168.32 feet to a point; thence turn 98 degrees 55 minutes to the right and run 235.23 feet to a point; thence turn right and run 88.05 feet, more or less, to the point of beginning of said lot. Lying in the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama.**

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$205,824.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The property herein conveyed does not constitute the homestead of the Grantor, nor that of hispouse.

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 20<sup>th</sup> day of December, 2019.

→ Alfred Wells Jr.  
Alfred Wells, Jr.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred Wells, Jr., 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, the 20 day of December, 2019.

Barbara Ann Perez

Notary Public

Print Name:

Commission Expires:

Barbara Ann Perez  
Notary Public, ID# 81811  
St. Bernard Parish, Louisiana  
My Commission is for Life



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2019 03:33:27 PM  
\$26.00 CHERRY  
20191227000479800

Alex S. Bayl

