

Send tax notice to:
Daniel E. & Becky S. Shirley
292 Charob Lake Trail
Chelsea, Alabama 35043
CHL2000002

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

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) in hand paid to the undersigned, **Ronald J. Wilson and Dawn C. Wilson, husband and wife, whose address is:** 250 Charob Lake Trail Chelsea, AL 35043, and James H. Wilson, an unmarried man, whose address is: 7054 Veterans Parkway, Pell City, AL 35125 acting through Ronald J. Wilson, his attorney-in-fact (hereinafter referred to as "Grantor"), by **Daniel E. Shirley and Becky S. Shirley, with joint rights of survivorship**, (hereinafter referred to as "Grantee"), 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:

Commence at the Northeast corner of the North 1/2 of the Northwest 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said 1/4 section a distance of 594.06 feet; thence turn 89°12' to the right and run West a distance of 1575.0 feet to the point of beginning; thence continue along last said course for 150.0 feet; thence turn 90°48' right and run 200.0 feet; thence turn 89°12' right and run 150.0 feet; thence turn 90°48' right and run 200.0 feet to the point of beginning.

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.

\$234,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 31st day of January, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2020 03:05:43 PM
\$51.00 MIST
20200203000044760

Allen S. Byrd

Ronald J. Wilson

Ronald J. Wilson

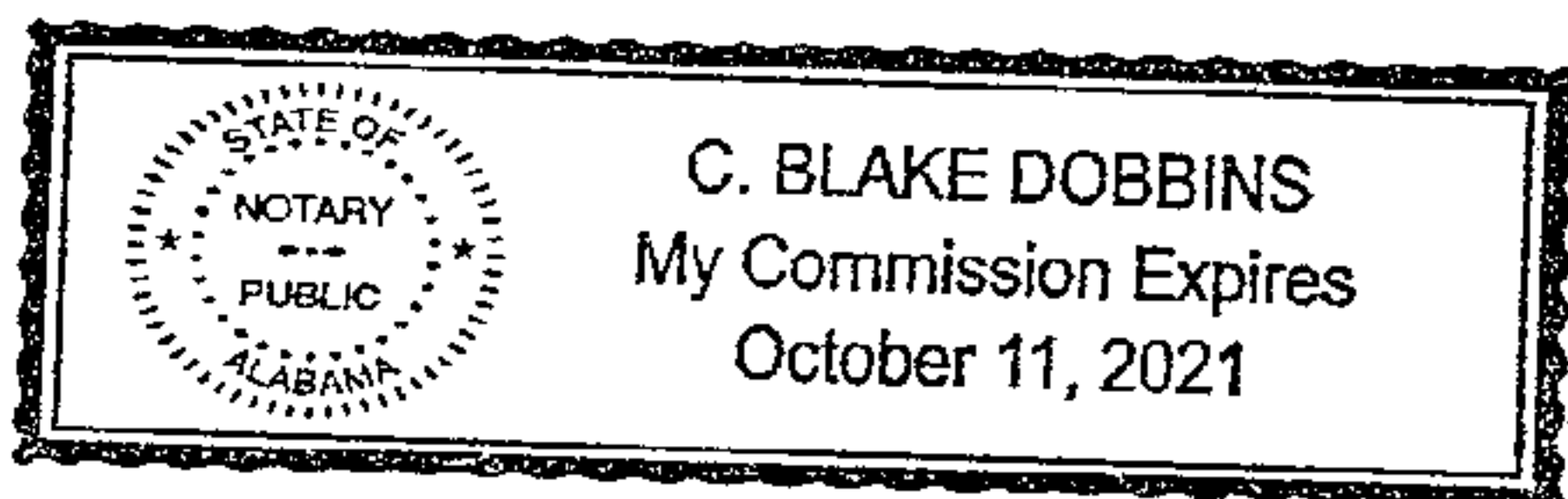
Dawn C. Wilson

Dawn C. Wilson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Wilson and Dawn C. Wilson, 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 31st day of January, 2020.



C. Blake Dobbins

Notary Public
Print Name: *C. Blake Dobbins*
Commission Expires:

IN WITNESS WHEREOF, Grantor, James H. Wilson, by Ronald J. Wilson, as attorney-in-fact, has hereunto set his signature and seal on this the 31st day of January, 2020.

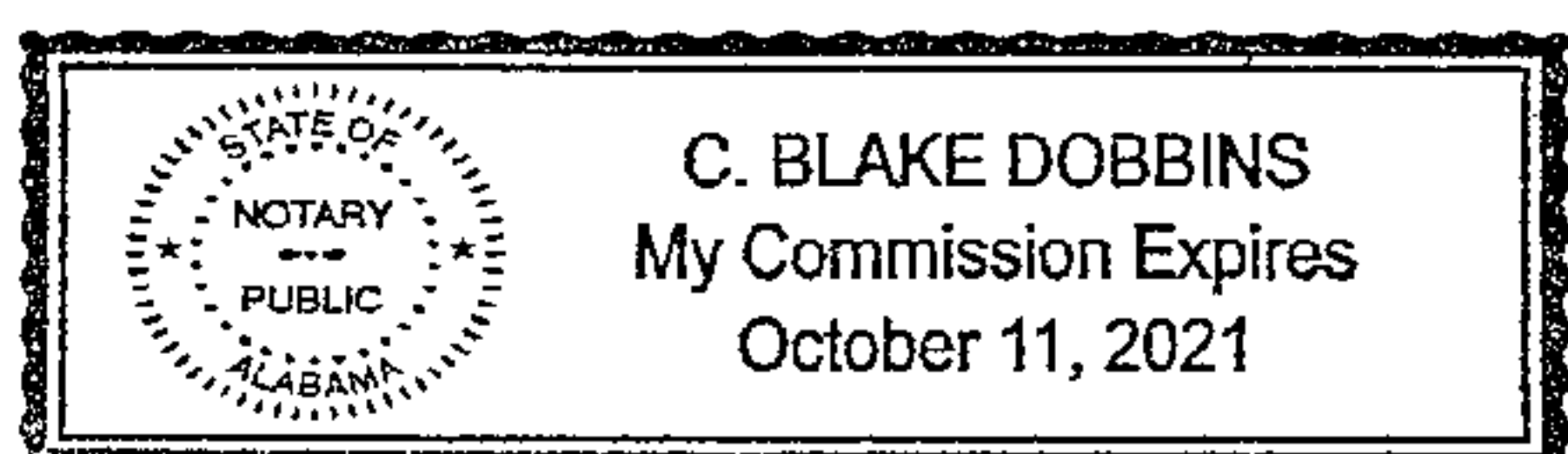
James H. Wilson
By Ronald J. Wilson
his Attorney in Fact

James H. Wilson
By: Ronald J. Wilson, Attorney-in-Fac

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Wilson, whose name as attorney-in-fact for James H. Wilson, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney-in-fact, and with full authority, executed the same voluntarily, for James H. Wilson on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2020.



C. Blake Dobbins

Notary Public
Print Name: *C. Blake Dobbins*
Commission Expires: