

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1466

1120 Moody Street
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00)** 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 where is acknowledged. I or we, **Joy Holcomb Turnage, a married person** whose mailing address is: 1735 Peachtree St. Atlanta GA 30309 #312; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Catherine A. Walsh**, whose mailing address 1120 Moody Street Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 1120 Moody Street, Montevallo, AL 35115 to wit:

A Lot at 1120 Moody Street, Montevallo, AL 35115 more particularly described as: Commence at the intersection of the NE right of way of Moody Street and the NW right of way of Nabors Street and run northwesterly 65 feet along Moody Street to the point of beginning; thence NE 150 feet; thence NW 60 feet; thence southwesterly 150 feet; thence southeasterly 60 feet to the point of beginning. Said property being located in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$116,400.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

This does not constitute the homestead property of the Grantor or her spouse.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 Feb 26 day of 2020.

Joy Holcomb Turnage
Joy Holcomb Turnage

STATE OF ALABAMA

Shelby County ss:

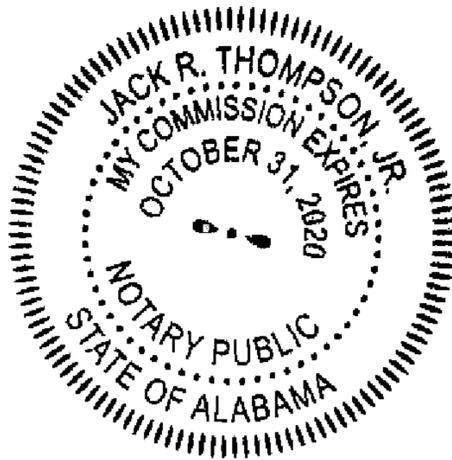
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Joy Holcomb Turnage** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of Feb, 2020

My Commission Expires: 10/31/2020

[Signature]
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2020 08:54:24 AM
\$29.00 CHERRY
20200228000078900

Allie S. Bayl