

This Instrument was Prepared by:

Send Tax Notice To: Teresa Dill

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

815 Hwy 435
Columbiana, AL 35051

File No.: S-20-26138

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Four Thousand Five Hundred Dollars and No Cents (\$264,500.00)**, 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, **Joseph R. George and Susan G. George, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Teresa Dill**, (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

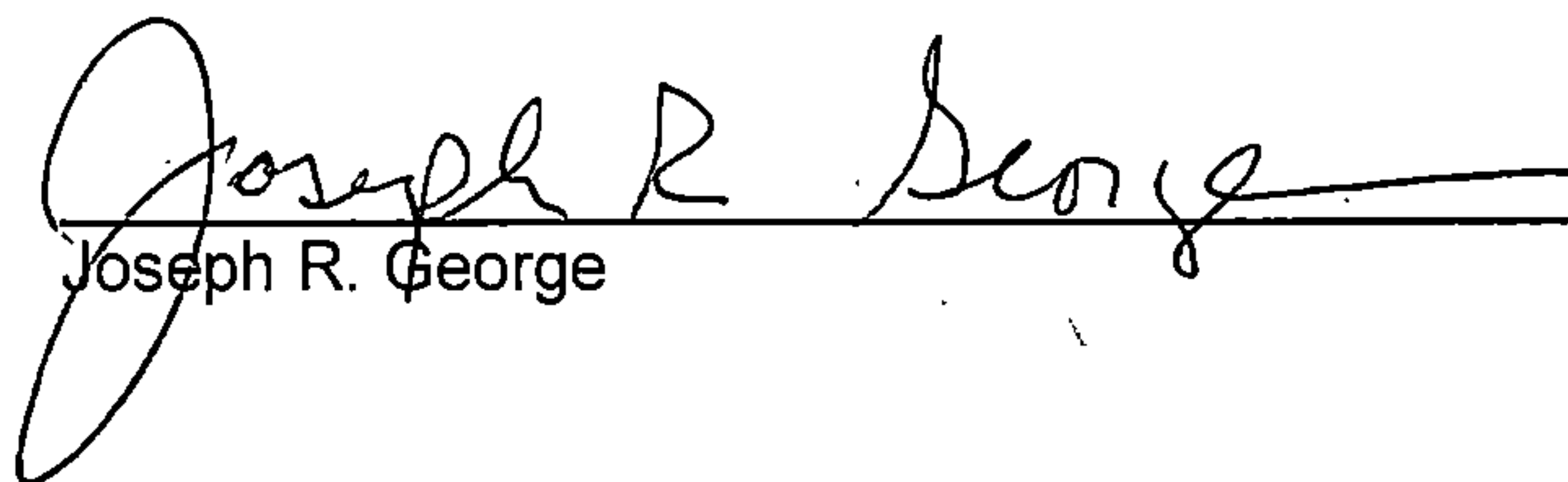
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 11th day of March, 2020.


Joseph R. George


Susan G. George

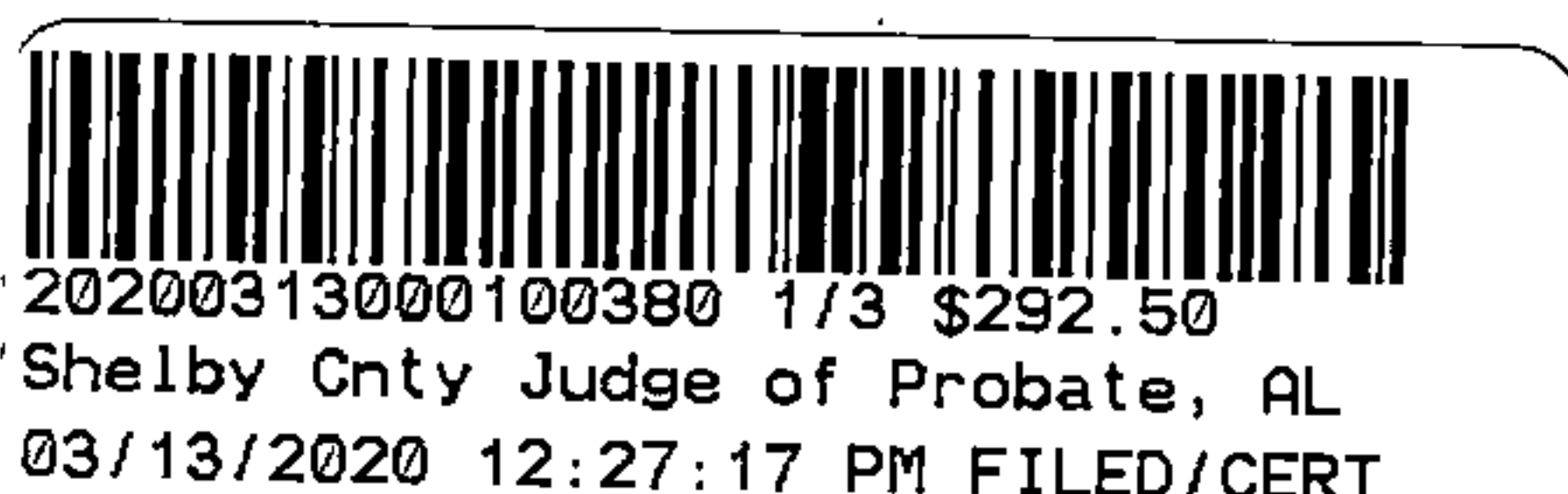
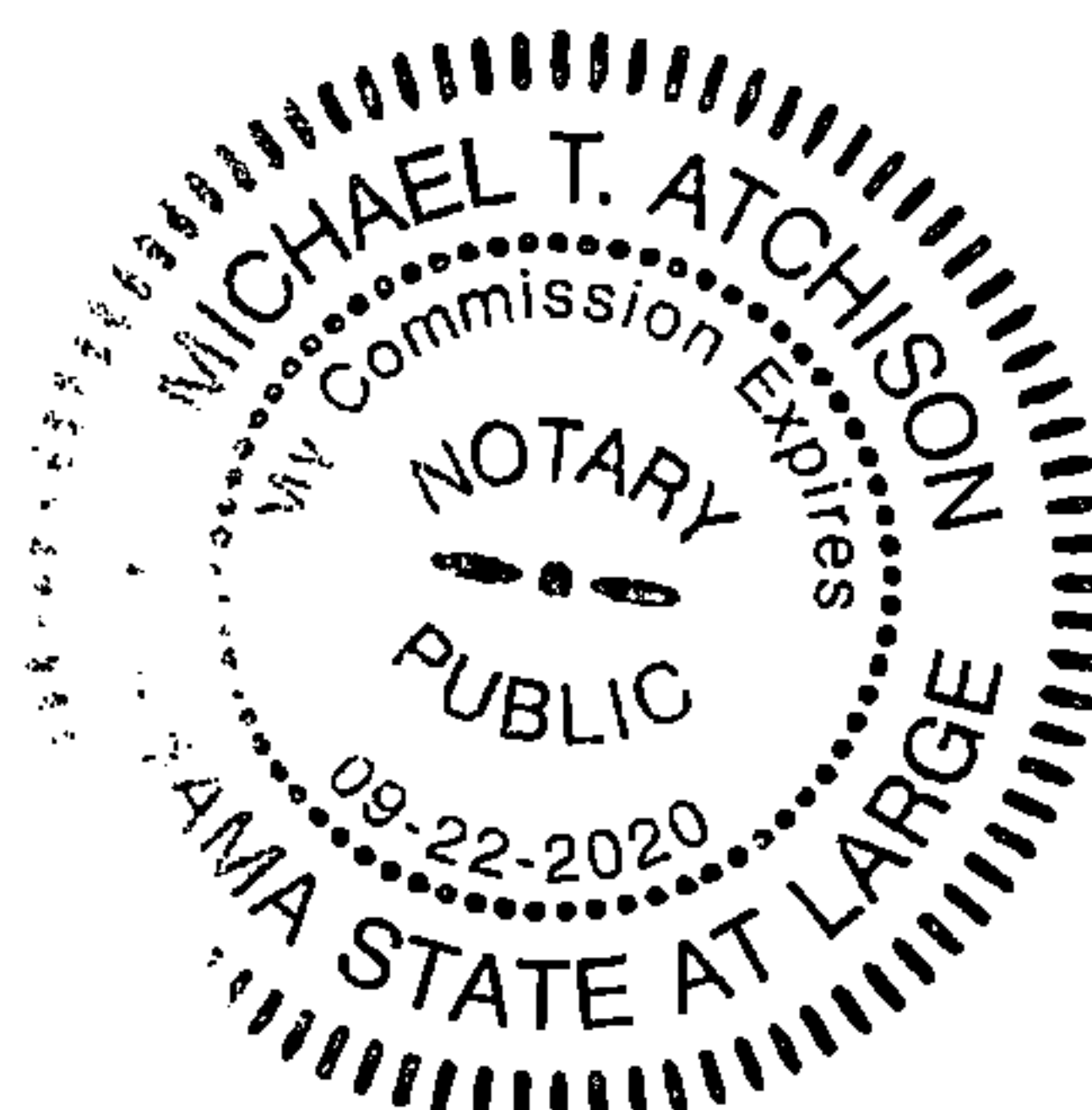
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Joseph R. George and Susan G. George, 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 11th day of March, 2020.


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



Shelby County, AL 03/13/2020
State of Alabama
Deed Tax: \$264.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NE 1/4 and in the NE 1/4 of the NW 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West for a distance of 901.63 feet; thence North 00 degrees 39 minutes 51 seconds West for a distance of 213.41 feet to the POINT OF BEGINNING; thence North 00 degrees 34 minutes 19 seconds West for a distance of 272.88 feet; thence South 89 degrees 45 minutes 16 seconds West for a distance of 656.67 feet to the easterly R.O.W. line of Shelby County Highway 435 and a curve to the right, having a radius of 1338.00, and subtended by a chord bearing South 17 degrees 20 minutes 53 seconds East, and a chord distance of 343.71 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 344.66 feet to a point on the North line of a 30' non-exclusive ingress/egress and utility easement, all further calls will be along said North line of easement; thence North 86 degrees 03 minutes 55 seconds East and leaving said R.O.W. line for a distance of 247.97 feet; thence North 74 degrees 11 minutes 23 seconds East for a distance of 153.37 feet; thence North 82 degrees 15 minutes 54 seconds East for a distance of 74.63 feet; thence South 82 degrees 59 minutes 18 seconds East for a distance of 88.66 feet to the POINT OF BEGINNING. ALSO AND INCLUDING a 30' Ingress/Egress & Utility easement, as recorded in Inst. No. 19930503000123971 in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated March 9, 2020.

