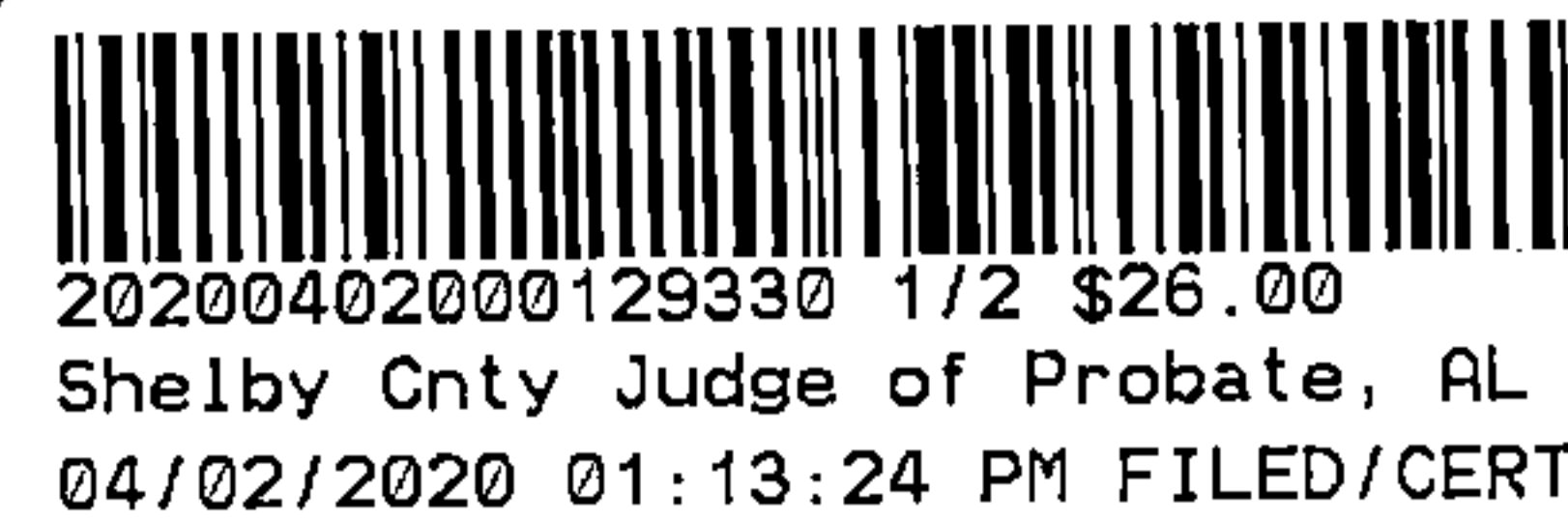


THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Erin Elizabeth Moss
41825 Highway 25
Vincent, Alabama 35178



STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Seven Thousand Four Hundred and 00/100 (\$157,400.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Randal E. King and Joyce A. King, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 41825 Highway 25, Vincent, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Erin Elizabeth Moss, a single individual**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East; thence run East along the South line of said section a distance of 282.00 feet; thence turn an angle of 48 deg. 53 min. 21 sec. to the left and run a distance of 983.44 feet to a point on the Northwest right of way of Alabama State Highway No. 25, and the point of beginning; thence turn an angle of 108 deg. 14 min. 27 sec. to the left and run a distance of 210.41 feet; thence turn an angle of 101 deg. 28 min. 38 sec. to the right and run a distance of 211.80 feet; thence turn an angle of 79 deg. 01 min. 10 sec. to the right and run a distance of 210.23 feet to a point on the Northwest right of way of said Highway 25; thence turn an angle of 100 deg. 09 min. 11 sec. to the right to the tangent of a right of way curve and run along said curve (whose Delta angle is 1 deg. 45 min. 02 sec. to the right, radius is 6873.48 feet, tangent distance is 105.00 feet, length of arc is 210.00 feet) to the point of beginning. Situated in the SW 1/4 of the SE 1/4, Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

Property Address: 41825 Highway 25, Vincent, AL 35178

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 31st day of March, 2020.

Randal E. King
Randal E. King

Joyce A. King
Joyce A. King

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Randal E. King and Joyce A. King whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 2020.

Katherine H. Watkins
NOTARY PUBLIC
My Commission Expires: 8/14/21



20200402000129330 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/02/2020 01:13:24 PM FILED/CERT