

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Thousand Five Hundred and no/100 DOLLARS (\$5,500.00), to the undersigned Grantor in and paid by the Grantee herein, the receipt whereof is acknowledged, I, Doreen Poe Rucker, a single woman, whose address is 164 Pine Hill Road, Gallant, AL 35972, (herein referred to as Grantor), does grant, bargain, sell and convey unto Melanie L. Poe, a single woman, whose address is 710 Marble City Heights Circle, Sylacauga, AL 35150 (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Section 33, Township 21 South, Range 1 East; thence run South 40 degrees 32 minutes East a distance of 607.60 feet to the point of beginning on the SE 40 foot right of way line of County Highway 61; thence turn an angle of 31 degrees 30 minutes to the left and run a distance of 251.37 feet to a point; thence turn an angle of 63 degrees 48 minutes to the right and run a distance of 148.70 feet to a point; thence turn an angle of 115 degrees 27 minutes to the right and run a distance of 347.34 feet to a point on the SE 40 foot right of way line of County Highway 61; thence turn an angle of 103 degrees 09 minutes to the right and run North 30 degrees 22 minutes East along said right of way line a distance of 141.25 feet to the point of beginning. Said lot is lying in the NW ¼ of the NW ¼, Section 33, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.

Parcel Number: 20-8-33-0.000-004.000 Appraised Value less improvements which were destroyed.


TO HAVE AND TO HOLD, to the said Grantee her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth herein and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of April, 2020.

Doreen Poe Rucker (SEAL)
\$12,700

Shelby County, AL 05/19/2020
State of Alabama
Deed Tax: \$13.00


20200519000197610 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
05/19/2020 09:51:35 AM FILED/CERT

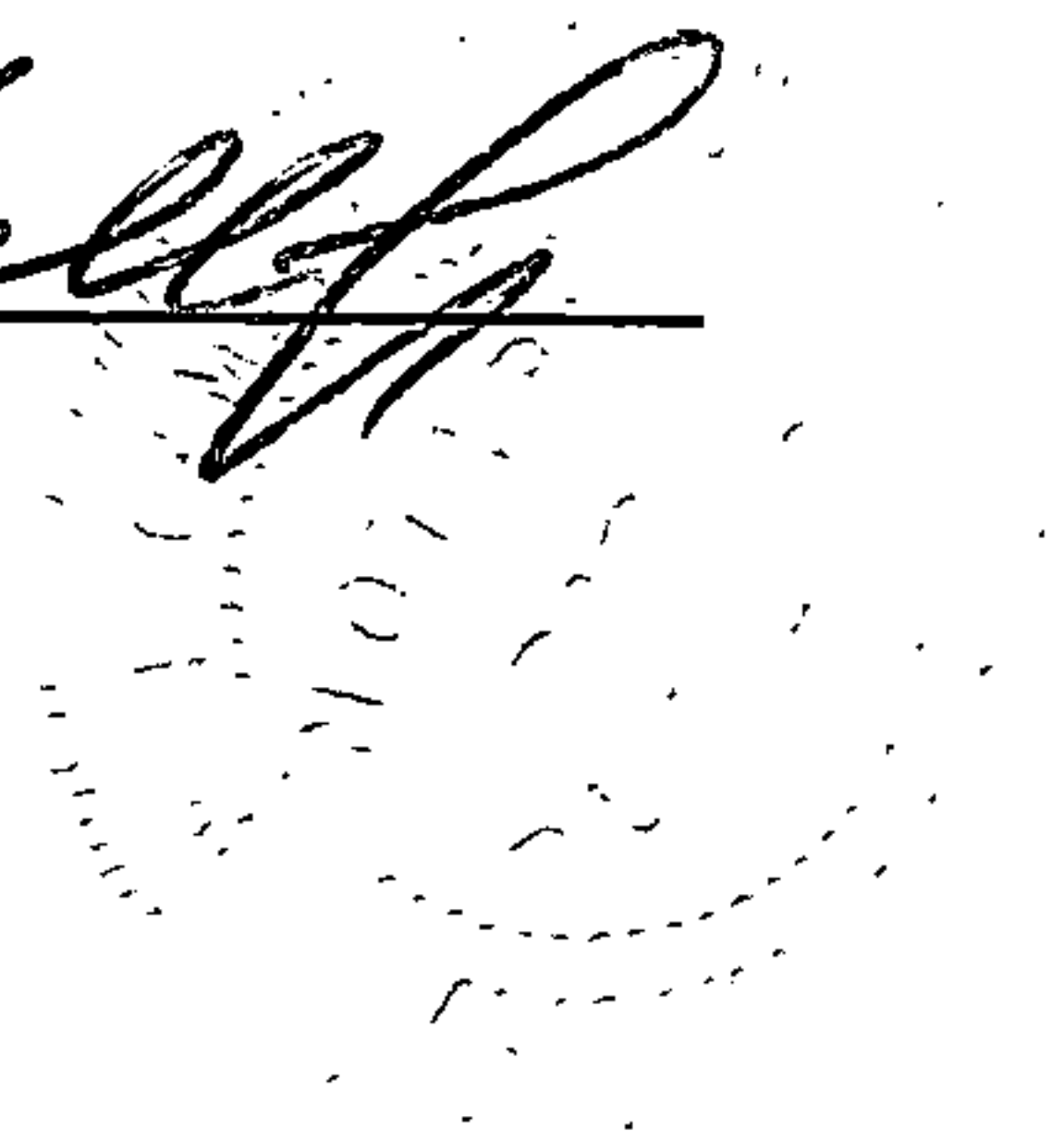
STATE OF ALABAMA)

TALLADEGA COUNTY)


I, the undersigned Notary Public in and for said County, in said State, hereby certify that Doreen Poe Rucker whose name is signed the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of April, 2020.

W. T. Campbell, Jr.
Notary Public



THIS INSTRUMENT WAS PREPARED BY:
W. T. CAMPBELL, Jr.
ATTORNEY AT LAW
400 WEST THIRD STREET
SYLACAUGA, ALABAMA 35150


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