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06/30/2020 02:29:05 PM
DEEDS 1/2

SEND TAX NOTICE TO:

James Kevin Gardner
1239 Alex Mill Rd
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000620

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Seven Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$789,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gregory T. Durrett and Teresa Durrett**, a **married couple**, whose address is **PO Box 709, Shelby, AL 35143** (hereinafter "Grantor", whether one or more), by **James Kevin Gardner**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **James Kevin Gardner**, a **married man**, the following described real estate situated in Shelby County, Alabama, the address of which is 1239 Alex Mill Rd., Montevallo, AL 35115, to-wit:

The Southwest 1/4 of the Southeast 1/4 of Section 11, township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter section a distance of 1323.28 feet to the Northeast corner of said quarter-quarter; thence turn 88 degrees 05 minutes 26 seconds to the right and run Southerly along the East line of same said quarter-quarter a distance of 1317.80 feet to the Southeast corner of said quarter-quarter; thence turn 92 degrees 01 minutes 30 seconds to the right and run Westerly along the South line of same said quarter-quarter a distance of 1323.32 feet to the Southwest corner of same said quarter-quarter section; thence turn 87 degrees 58 minutes 23 seconds to the right and run Northerly along the West line of said quarter-quarter section a distance of 1315.13 feet to the Point of Beginning.

Less and Except the prescriptive right of way of the Alex Hill Road.

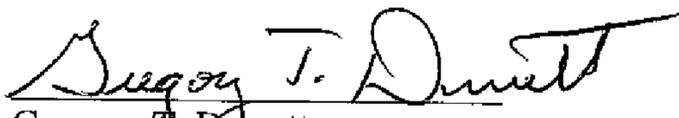
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$510,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators,

and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of June, 2020.


Gregory T. Durrett

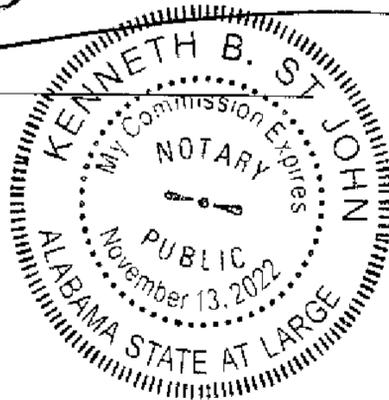

Teresa Durrett

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Gregory T. Durrett and Teresa Durrett, a married couple, 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 on this 18th day of June, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2020 02:29:05 PM
\$304.50 CHARITY
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Alvin S. Boyd