

20200702000276550
07/02/2020 03:39:53 PM
DEEDS 1/2

Send tax notice to:
Christopher and Marjorie Ellis
2772 Hwy 49
Columbiana, Alabama 35051
CHL2000141

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Fifty Nine Thousand and 00/100 Dollars (\$259,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Andrea L. Bryant, a single woman**, whose mailing address is: **243 Hwy Ave NE, Ft Walton Beach, FL 32547** (hereinafter referred to as "Grantor"), by **Christopher Macon Ellis and Marjorie Bliss Ellis, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 1 East and that part of the SE 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of Shelby County Highway # 49 described as follows: Commence at the Southwest corner of said Section 29; thence run East along the South Section line to the East right of way of Shelby County Highway #49 and the point of beginning; thence continue last course 624.83 feet to a concrete monument; thence turn left 85 degrees 50 minutes 19 seconds and run North 577.17 feet; thence turn left 94 degrees 09 minutes 41 seconds and run West 661.59 feet to the East right of way of said highway; thence turn left 89 degrees 29 minutes 23 seconds and run South 575.67 feet along said right of way to the point of beginning. According to the survey of Amos L. Cory, RLS#10550, dated June 13, 1991

Andrea L. Bryant is the surviving grantee of that deed recorded in Instrument No. 20120130000033110, in the Probate Office of Shelby County, Alabama; the other grantee Lawrence Neil Bryant, having died on or about the 4th day of February, 2020.

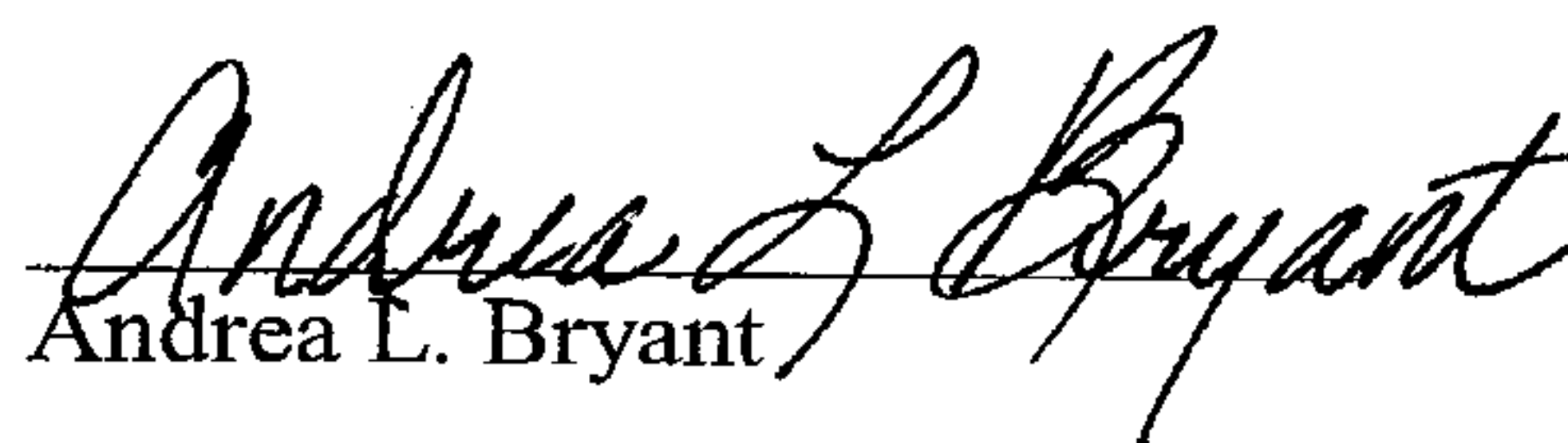
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$259,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

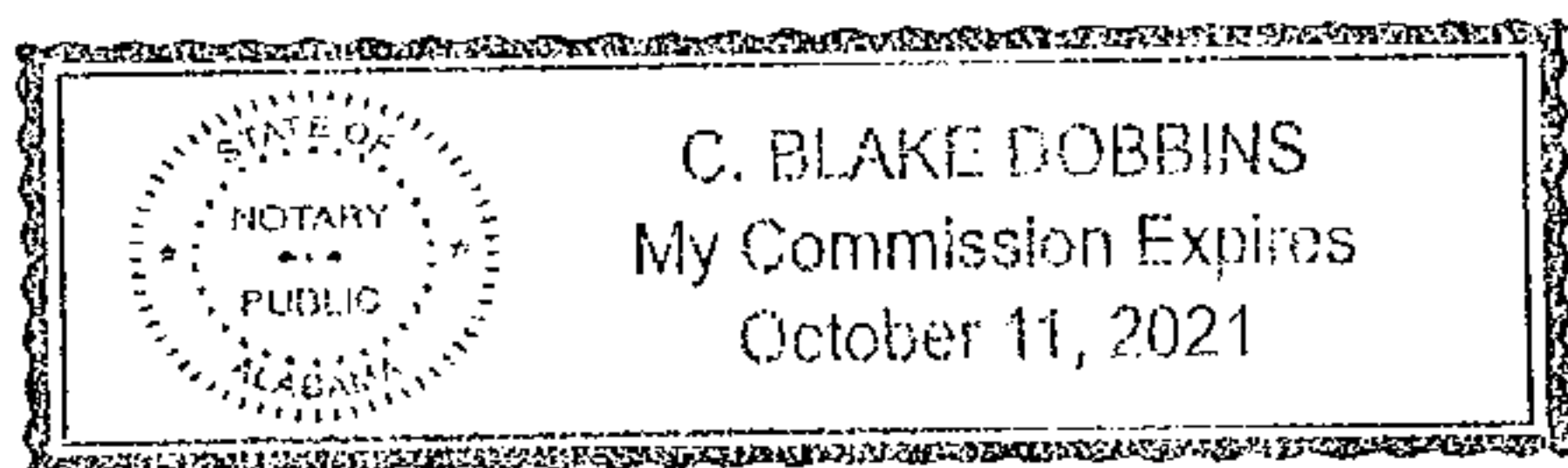
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 25th day of June, 2020.

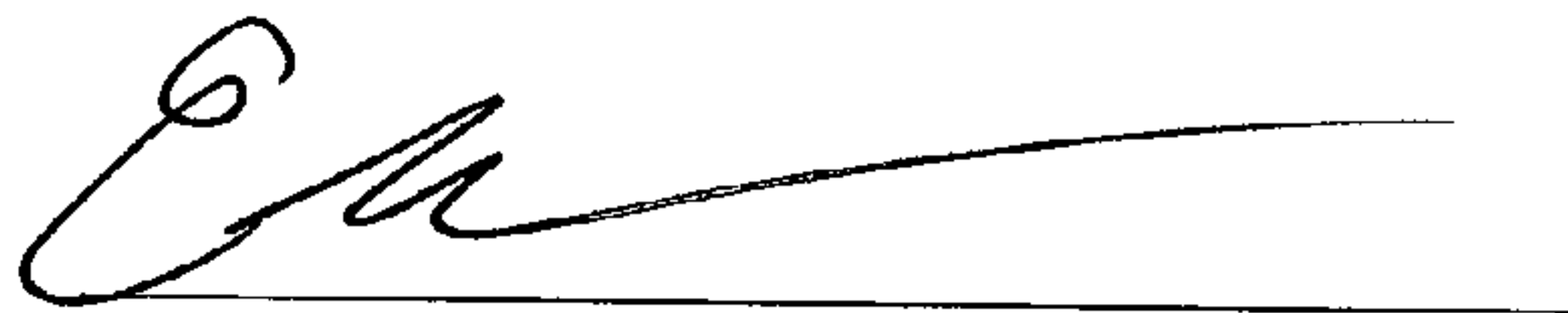

Andrea L. Bryant

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea L. Bryant, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28th day of June, 2020.




Notary Public
Print Name: C. Blake Dobbins
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 03:39:53 PM
\$26.00 CHARITY
20200702000276550

