

20200810000341410
08/10/2020 11:59:03 AM
DEEDS 1/2

Send tax notice to:
Deborah Allen
1281 Hwy. 59
Vincent, Alabama 35178
CHL2000202

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 **One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Marty Martin and Deborah Gail Martin, husband and wife**, whose mailing address is: **55 Nancy Vernon Dr, Steele, AL 35987** (hereinafter referred to as "Grantor"), by **Deborah Allen** (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 PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ RUNNING EAST ALONG FORTY LINE APPROXIMATELY 870 FEET TO ROAD LEADING FROM MARTINTOWN TO HIGHWAY 231 BY WAY OF H.D. HOYLE AND E.A. CLINKSCALES AND GROVER PLACE; THENCE ALONG SAID ROAD IN A NORTHERLY DIRECTION TO ANOTHER ROAD APPROXIMATELY 336 FEET SAID ROAD LEADING TO HIGHWAY 231, LAST SAID ROAD CONNECTING TO HIGHWAY 231 APPROXIMATELY 600 FEET SOUTH OF WHERE HIGHWAY CROSSES KELLEY CREEK; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION 330 FEET; THENCE BACK TO STARTING POINT.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ RUNNING EAST ALONG THE FORTY LINE APPROXIMATELY 250 FEET; THENCE NORTHEAST 425 FEET; THENCE NORTHERLY 100 FEET; THENCE NORTHEAST 192 FEET TO HIGHWAY 59; THENCE NORTHWEST ALONG HIGHWAY, 85 FEET TO LAKE; THENCE SOUTHWEST ALONG LAKE EDGE TO FENCE; THENCE ALONG FENCE APPROXIMATELY 250 FEET TO STARTING POINT. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

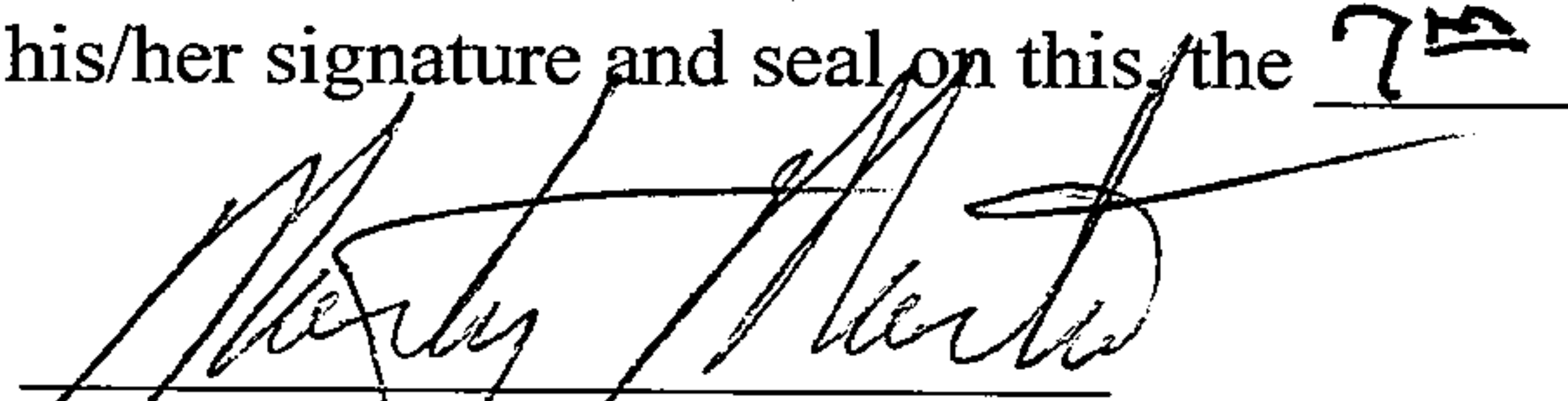
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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 7th day of August, 2020.


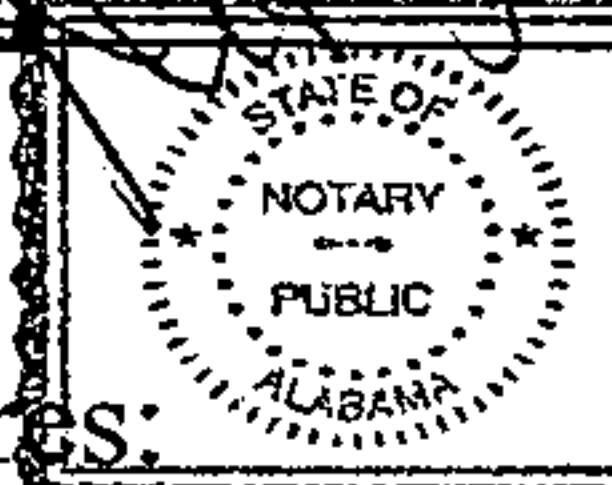

Marty Martin


Deborah Gail Martin

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Martin and Deborah Gail Martin, 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 7th day of August, 2020.


Notary Public
Print Name:
Commission Expires:  BRIDGETT A. OGEURN
My Commission Expires
July 24, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2020 11:59:03 AM
\$135.00 CHERRY
20200810000341410

Allen S. Beal