

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Charlot Denny
100 Indian Landing Road
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Leon M Archer and wife, Marjorie P Archer

(herein referred to as Grantors) do grant, bargain, sell and convey unto

Charlot Denny

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A tract or parcel of land situated at Westover, Alabama, a more particularly described as follows: Commence at the point of intersection of the West line of the Sterratt-Columbiana Public Road with North margin of the right-of-way of the A. B. & C. Railroad, thence in a Northerly direction along the Western margin of said Sterratt-Columbiana Public Road 121 feet, more or less, to the South East corner of the Masonic Lodge Lot, thence in a Westerly direction along the south line of said Masonic Lodge Lot 150 feet; thence in a Northerly direction 50 feet, thence in a Westerly direction 850 feet; thence South 171 feet to the North margin of the right-of-way of said A. B. & C. Railroad; thence along the North margin of the right-of-way of said Railroad in an Easterly direction to the Point of Beginning

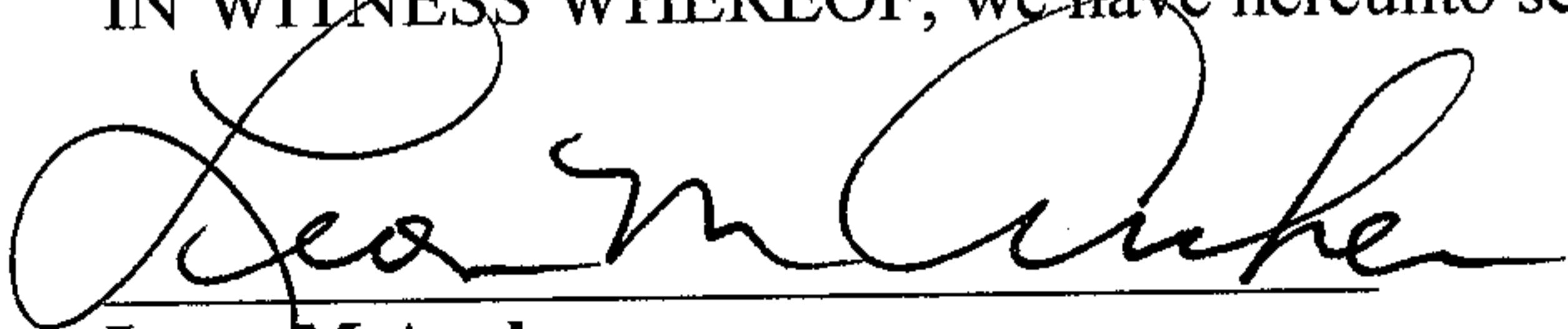
Less and except that portion conveyed to Joseph Claude Smith and Varina Smith which is described in that certain mortgage recorded in Mortgage Book 390, Page 984 in the Probate Records of Shelby County, Alabama.

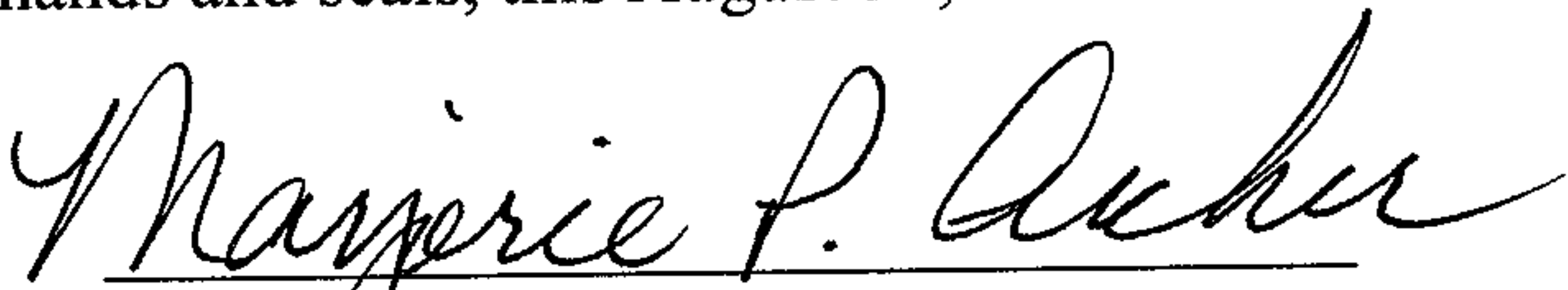
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and 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, we have hereunto set our hands and seals, this August 31, 2020.


Leon M Archer


Marjorie P Archer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Leon M Archer and wife, Marjorie P Archer whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

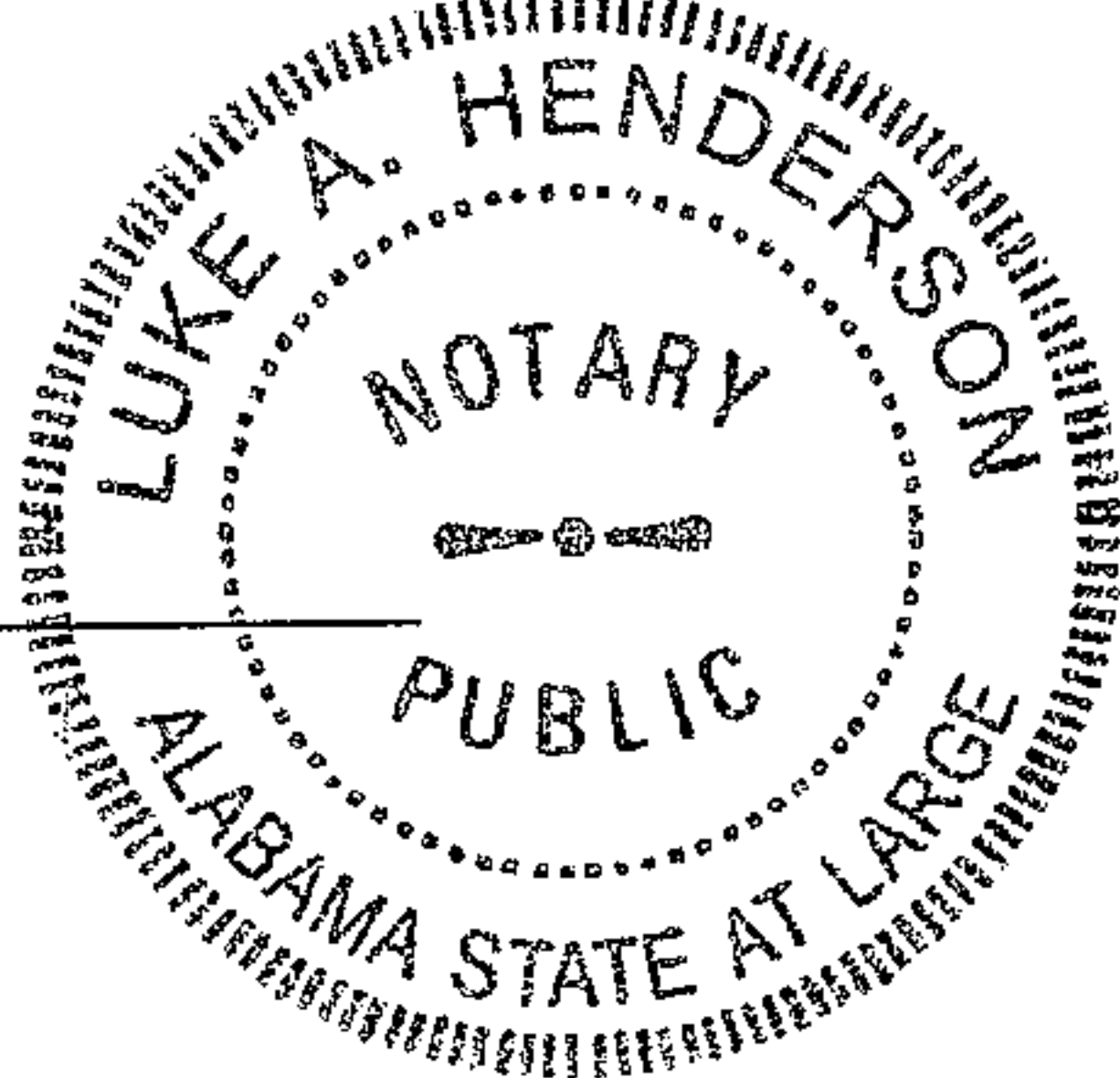
Given under my hand and seal this August 31, 2020.

My Commission Expires: 7/26/2024

Grantor's Address:
30 Wild Wind Drive
Jacksons Gap, AL 36861
Property Address:
9395 Highway 55
Wilsonville, AL 35186



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 08:58:04 AM
\$102.00 CHERRY
20200902000388360



Allen S. Bayl