

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2020-08-6048
Documentary Evidence: Sales Contract

Send Tax Notice To:
Tanner Lee
106 River Birch Road
Chelsea, AL 35043

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, Robert Earl Okin, Jr., an unmarried man, and Janet Okin Collar, a married woman, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto Tanner Lee and Mary Ann L. Lee, (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

The above described property does not constitute the homestead of Janet Okin Collar nor that of her spouse.

\$200,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee(s), their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 4th day of September, 2020.

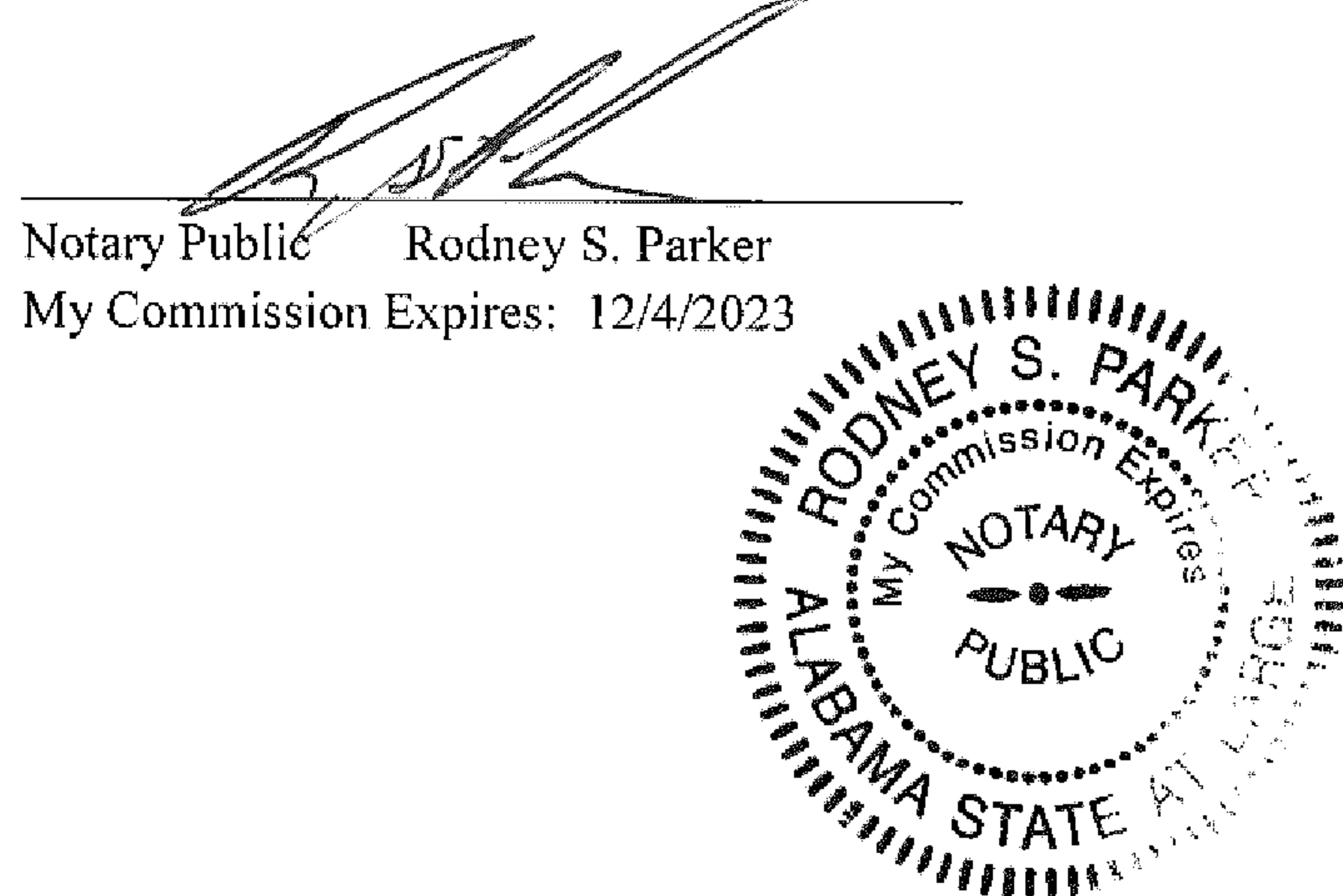
Robert Earl Okin, Jr. (Seal)
Robert Earl Okin, Jr.

Janet Okin Collar (Seal)
Janet Okin Collar

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Earl Okin, Jr. and Janet Okin Collar**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 4th day of September, 2020.



Grantors' Mailing Address:
7757 Chelsea Road
Columbiana, AL 35051

EXHIBIT "A"

Part of the South Half of the Northeast Quarter of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a $\frac{1}{2}$ inch iron pipe found and being accepted as the southwest corner of said Quarter-Quarter; thence run a bearing of North 88 degrees 12 minutes 13 seconds East and along the south line of said Quarter-Quarter 1301.60 feet to a $\frac{1}{2}$ inch capped rebar set, said point being the Point of Beginning; thence continue North 88 degrees 12 minutes 13 seconds East and along said south line 36.73 feet to an angle iron found and being the southwest corner of the Southeast Quarter of the Northeast Quarter; thence run North 88 degrees 45 minutes 43 seconds East and along the south line of the Southeast Quarter of the Northeast Quarter 617.33 feet to a $\frac{1}{2}$ inch capped rebar set; thence run North 00 degrees 31 minutes 06 seconds West 1332.29 feet to a $\frac{1}{2}$ inch capped rebar set on the north line of said Quarter-Quarter; thence run South 88 degrees 45 minutes 43 seconds West and along said north line 654.05 feet to a $\frac{1}{2}$ inch capped rebar set; thence run South 00 degrees 31 minutes 06 seconds East 1332.64 feet to the Point of Beginning.

Together with a non-exclusive sixty-foot (60') right of way for ingress and egress and for the installation of water, sewer, electricity, and other utilities, situated in the NE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of the NE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence east along the south line of said 1/4 section to the northwestern right of way of Shelby County Highway 333; thence northeasterly along said right of way to a point that is 60.00 feet north of and parallel to the south line of said 1/4 section; thence west leaving said right of way along a line 60.00 feet north of and parallel to said 1/4 section to a point on the west line of said 1/4 section; thence south along the west line of said 1/4 section to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 07:39:05 AM
\$228.00 CHERRY
20200908000397370

Allie S. Boyd