

20200929000438950

09/29/2020 09:57:38 AM

DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Lawler Properties LLC
7027 Highway 25
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Estate of Zemma Lowery Sproul, deceased, in the Probate Court of Shelby County, Case Number: PR-2019-000982, whose mailing address is:

10214 Gilbralter Dr SE, Huntsville, AL 35803

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lawler Properties LLC, whose mailing address is: 7027 Highway 25, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **193 Hwy 222, Calera, AL 35040** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Zemma Lowery Sproul is one and the same as Zemma Ree Sproul

Zemma Lowery Sproul, grantee in that Deed recorded in Instrument No. 20050825000437600. Zemma Lowery Sproul died on or around November 24th, 2019.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of August, 2020.

ESTATE OF ZEMMA LOWERY SPROUL,
DECEASED


Kenneth Matthew Sproul
Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kenneth Matthew Sproul, Personal Representative of the Estate of Zemma Lowery Sproul, deceased, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2020.

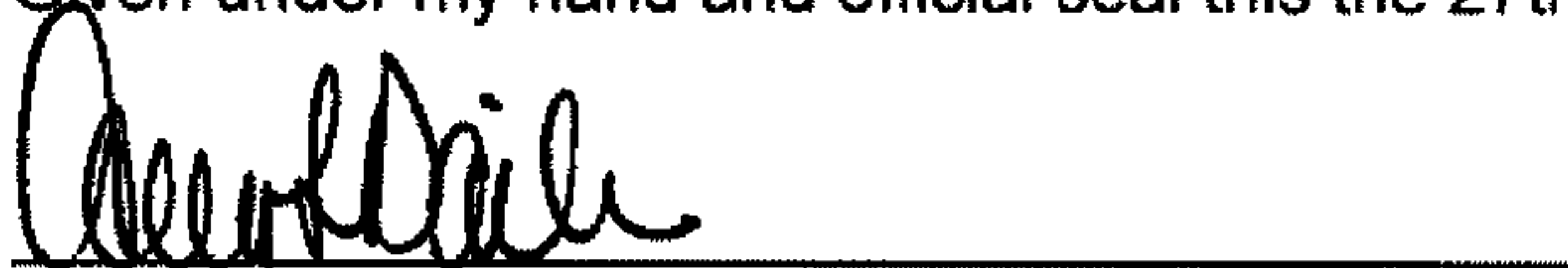

Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



EXHIBIT "A"
LEGAL DESCRIPTION

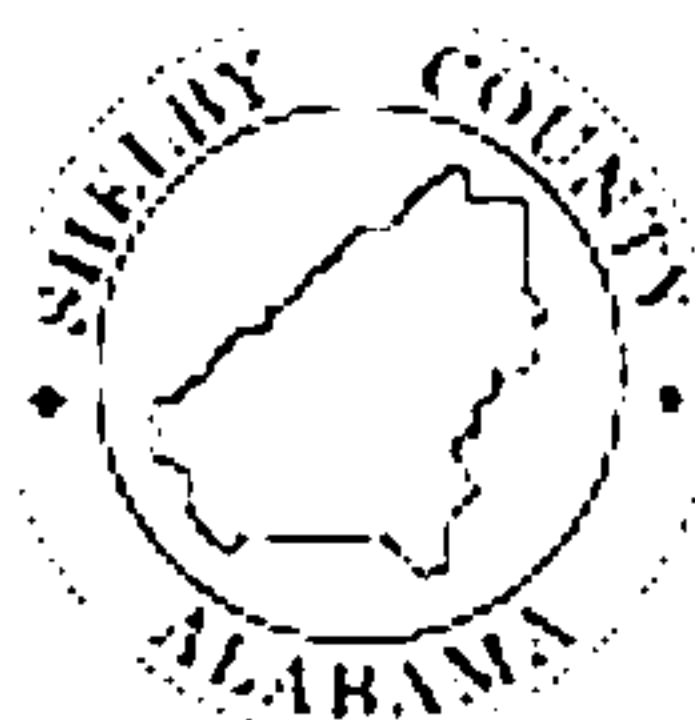
A parcel of land situated in the NE ¼ of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NE corner of Section 23, Township 22 South, Range 3 West; thence S 00°15'25" W a distance of 1332.67'; thence N 86°57'34" W a distance of 1333.09'; thence S 00°33'37" W a distance of 917.71'; thence N 84°10'28" W a distance of 840.00'; thence S 00°33'37" W a distance of 420.00'; thence N 84°10'28" W a distance of 257.37'; thence N 00°15'52" W a distance of 527.98'; thence N 84°10'28" W a distance of 211.19'; thence N 00°15'52" W a distance of 818.79'; thence N 00°25'57" E a distance of 1236.75'; thence S 87°16'48" E a distance of 661.65'; thence S 87°51'48" E a distance of 663.92'; thence S 87°22'58" E a distance of 1325.96' to the Point of Beginning.

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of Section 24, Township 22 South, Range 3 West; thence S 87°20'24" E a distance of 232.85' to the westerly right of way of Highway 222, said point being the point of a non tangent curve turning to the left, with a radius of 105.00', a chord bearing of S 61°39' 40" E and a chord length of 94.95'; thence along said right of way an arc length of 98.52'; thence S 88°32'31" E along said right of way a distance of 101.05'; thence S 00°15'35" W a distance of 482.71'; thence N 87°20'16" W a distance of 417.78' to the West line of said Section 24; thence N 00°15'25" E along said West line a distance of 521.75' to the Point of Beginning.

20200929000438950 09/29/2020 09:57:38 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2020 09:57:38 AM
\$475.00 CHERRY
20200929000438950

Allen S. Bayl