

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Maria Lemus
~~265 Bearden St~~ 141 Hillcrest Drive
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20201021000479450
10/21/2020 02:34:22 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, 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

James Andrew Polk, a married man, whose mailing address is:

155 Mike Road, Brierfield, AL 35035

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

Maria Lemus, whose mailing address is:

141 Hillcrest Drive, 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: **265 Bearden St., Montevallo, AL 35115** 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.

The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

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.

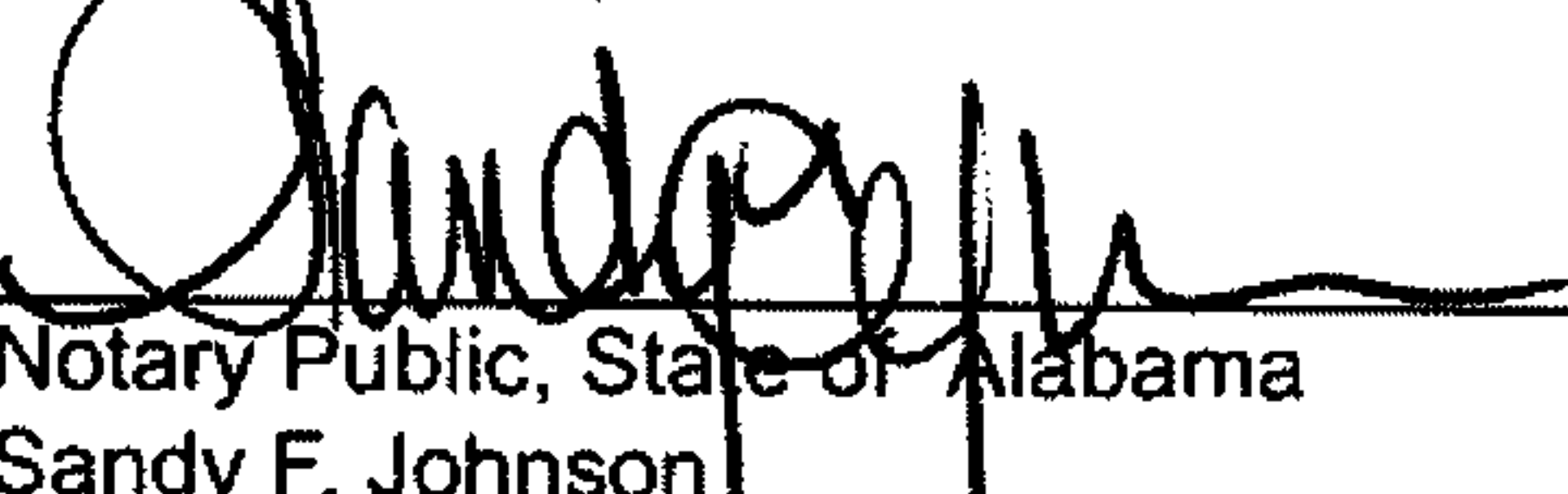
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 15th day of October, 2020.


James Andrew Polk

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James Andrew Polk, 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 15th day of October, 2020.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

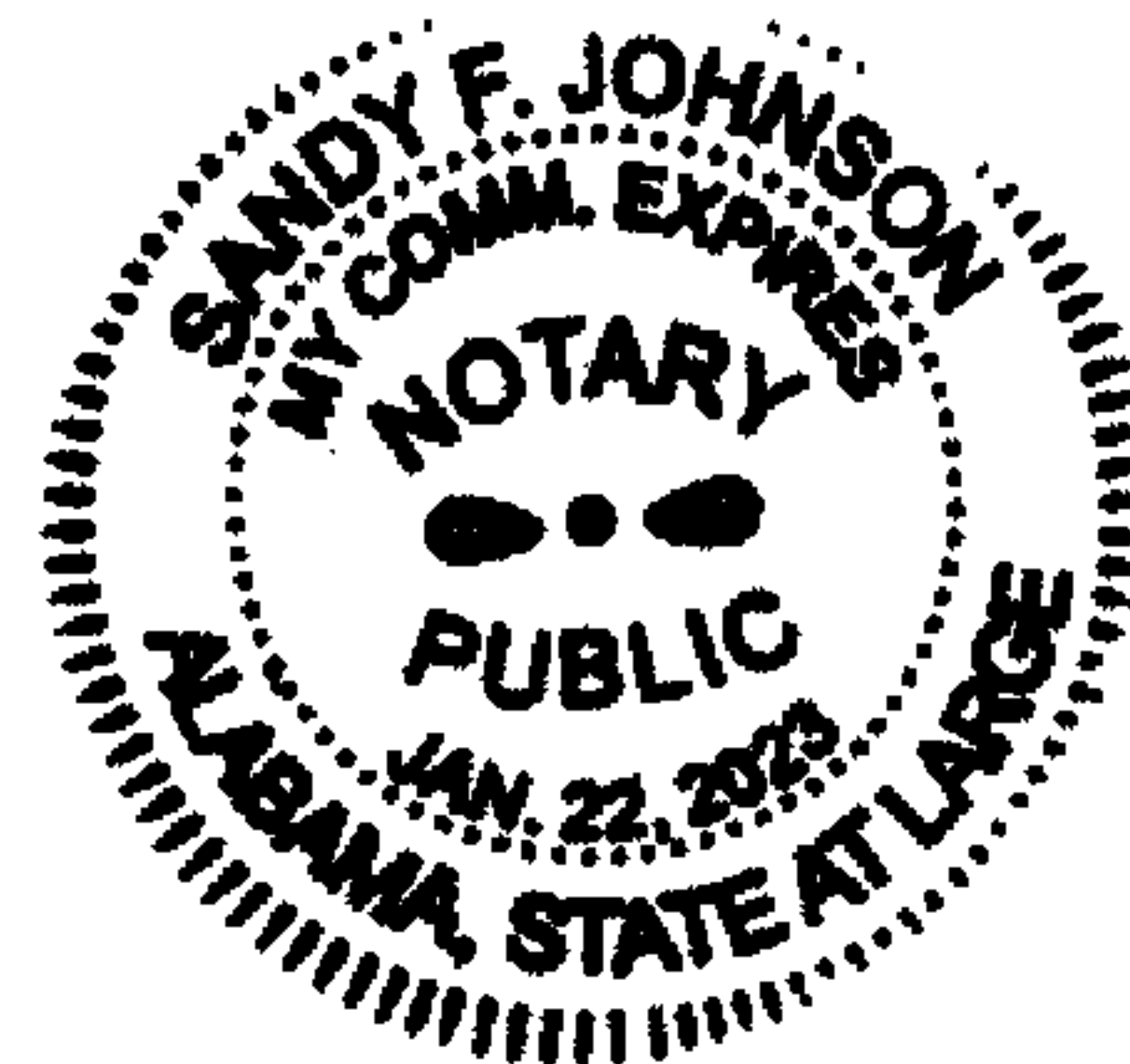


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 44444-20-3045

A tract of land being situated in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 9, Township 14 North, Range 12 East, Shelby County, Alabama being a portion of that property described in Instrument Number 20140529000161852 and Deed Book 248, page 518 and more particularly described as follows:

Commencing at a 1/2" rebar found marking the accepted position of the NE Corner of said Section 9, said rebar having an Alabama State Plane coordinate, West Zone (NAD83) in feet of N: 1123327.53, E: 2163130.27, thence South 89°28'16" W for a distance of 2416.80 feet to a 1" Crimp Top Pipe found and the Point of Beginning, said Pipe having an Alabama State Plane Coordinate, West Zone (NAD83) in feet of N: 1123305.22, E: 2160713.58; thence North 89°28'16" E for a distance of 135.84 feet to a point in the approximate centerline of a creek; thence along the meanderings of said approximate centerline the following 12 calls: S 56°46'54" E for 69.76 feet; thence S 85°09'43" E for 109.80 feet; thence N 68°29'02" E for 100.74 feet; thence S 01°21'50" W for 71.84 feet; thence S 46°17'20" E for 79.97 feet to a found axle; thence N 81°45'14" E for 36.35 feet; thence N 45°19'12" E for 53.91 feet; thence S 41°39'48" E for 118.13 feet; thence S 57°38'42" W for 31.68 feet to a point on the Southerly bank of said creek and in an old fence line; thence S 83°11'38" W for a distance of 110.50 feet to a Capped 5/8" rebar set (D. McKinney, ALPLS 30350); thence S 07°43'39" W for a distance of 236.49 feet to a point being S 81°12'36" E of 18.13 feet from a 1/2" rebar reference iron found; thence S 86°24'09" W for a distance of 318.94 feet to a Capped 5/8" rebar set (D. McKinney APPLS 30350); thence S 05°19'22" E for a distance of 337.70 feet to an old existing fence corner and the Northerly right-of-way of Bearden Street; thence along said right-of-way S 62°10'40" W for a distance of 504.41 feet to a 1/2" rebar found at the SE corner of Wilmount Subdivision; thence along the East line of said Subdivision N 27°42'33" W for a distance of 384.48 feet to a 1/2" rebar found; thence leaving said East line N 66°44'28" E for a distance of 425.52 feet to a Capped 1/2" rebar found (21784); thence N 28°49'38" W for a distance of 288.26 feet to a Capped 1/2" rebar found (illegible) inside a dilapidated shed; thence N 19°32'23" E for a distance of 12.26 feet to a Capped 5/8" rebar set (D. McKinney ALPLS 30350) in an old fence line; thence S 85°19'43" E for a distance of 237.59 feet to a Capped 5/8" rebar set (D. McKinney ALPLS 30350) thence N 00°47'39" W for a distance of 409.90 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2020 02:34:22 PM
\$155.00 CHERRY
20201021000479450

Allie S. Bezel