

20201112000517510
11/12/2020 02:19:19 PM
DEEDS 1/2

Send tax notice to:

223 Pine Hill Dr.
Columbiana, AL 35051

CHL2000403

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 **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Terry C. Tolleson and Jennifer D. Tolleson, husband and wife**, whose mailing address is:

P.O. Box 707 Columbiana, AL 35051 (hereinafter referred to as "Grantors"), by **Alec Blaise Duale-Green and Brandon Paul Duale-Green** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE NE ¼ OF THE SW ¼ OF SECTION 24, TOWNSHIP 21S, RANGE 1W, CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF ABOVE SAID ¼ ¼; THENCE N90°00'00"W A DISTANCE OF 595.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 201.44 FEET; THENCE N01°19'25"W A DISTANCE OF 100.00 FEET; THENCE N90°00'00"E A DISTANCE OF 16.00 FEET; THENCE N00°00'00"W A DISTANCE OF 30.00 FEET; THENCE N89°59'31"E A DISTANCE OF 189.89 FEET; THENCE S00°56'35"W A DISTANCE OF 130.02 FEET TO THE POINT OF BEGINNING; 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.

\$190,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2020 02:19:19 PM
 \$35.00 CHARITY
 20201112000517510

Allen S. Bayl

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Terry C. Tolleson and Jennifer D. Tolleson have hereunto set their signature(s) and seal(s) on November 9, 2020.

Terry C. Tolleson
 Terry C. Tolleson

Jennifer D. Tolleson
 Jennifer D. Tolleson

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry C. Tolleson and Jennifer D. Tolleson, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of November, 2020.

C. Blake Dobbins

Notary Public
 Print Name: *C. Blake Dobbins*
 Commission Expires:

(NOTARIAL SEAL)

