

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 209648

Send Tax Notice To: Richard E. Lovelady
222 3rd St.
Helena, AL 35080

20210121000033090

01/21/2021 08:56:29 AM

DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sharon Mathis, an unmarried woman, whose mailing address is 222-3rd St Helena AL 35080** and **James Mathis, Jr.,*** a married man, whose mailing address is **112- Rock Terrace Circle, Helena, AL 35080** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard E. Lovelady, whose mailing address is 222 3rd St, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **222 3rd St., Helena, AL 35080**; to wit;

Begin at the SE corner of Second Avenue and Third Street in the Town of Helena, Shelby County, Alabama, and run South along the East side of Third Street, 175 feet; thence East 268 feet to the West edge of Branch Alley; thence North along the West side of Branch Alley 175 feet to the SW corner of Branch Alley and Second Avenue; thence West along the South side of Second Avenue 297 feet to the point of beginning, situated and being in the NW 1/4 of SW 1/4 of Section 15, Township 20, Range 3 West, and being Lots 1, 2, 3, and the North half of Lot 4, Block 9, of the Town of Helena, Alabama.

Less and Except:

A portion of that certain property conveyed to Helena Baptist Church, Corporation, by H. D. Ruffin and wife, Grace Ruffin, the portion being hereby conveyed being more particularly described as follows: Commence at the SE corner of Second Avenue and Third Street in the Town of Helena, Shelby County, Alabama, and run thence South along the East line of Third Street 175 feet to a point; thence run East 250 feet to point of beginning of the property herein conveyed; thence continue East 18 feet to the West edge of Branch Alley; thence run North along the West side of Branch Alley 175 feet to the Southwest corner of Branch Alley and Second Avenue; thence run West along the South side of Second Avenue a distance of 47 feet to a point, which is 250 feet from the point of commencement; thence turn to the left and run South 175 feet to point of beginning. Said property being situated in the Town of Helena, Alabama.

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

* Subject property does not constitute the homestead of James Mathis, Jr. or his spouse.

\$162,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of January, 2021.

Sharon Mathis
Sharon Mathis

James Mathis Jr
James Mathis Jr

State of Alabama

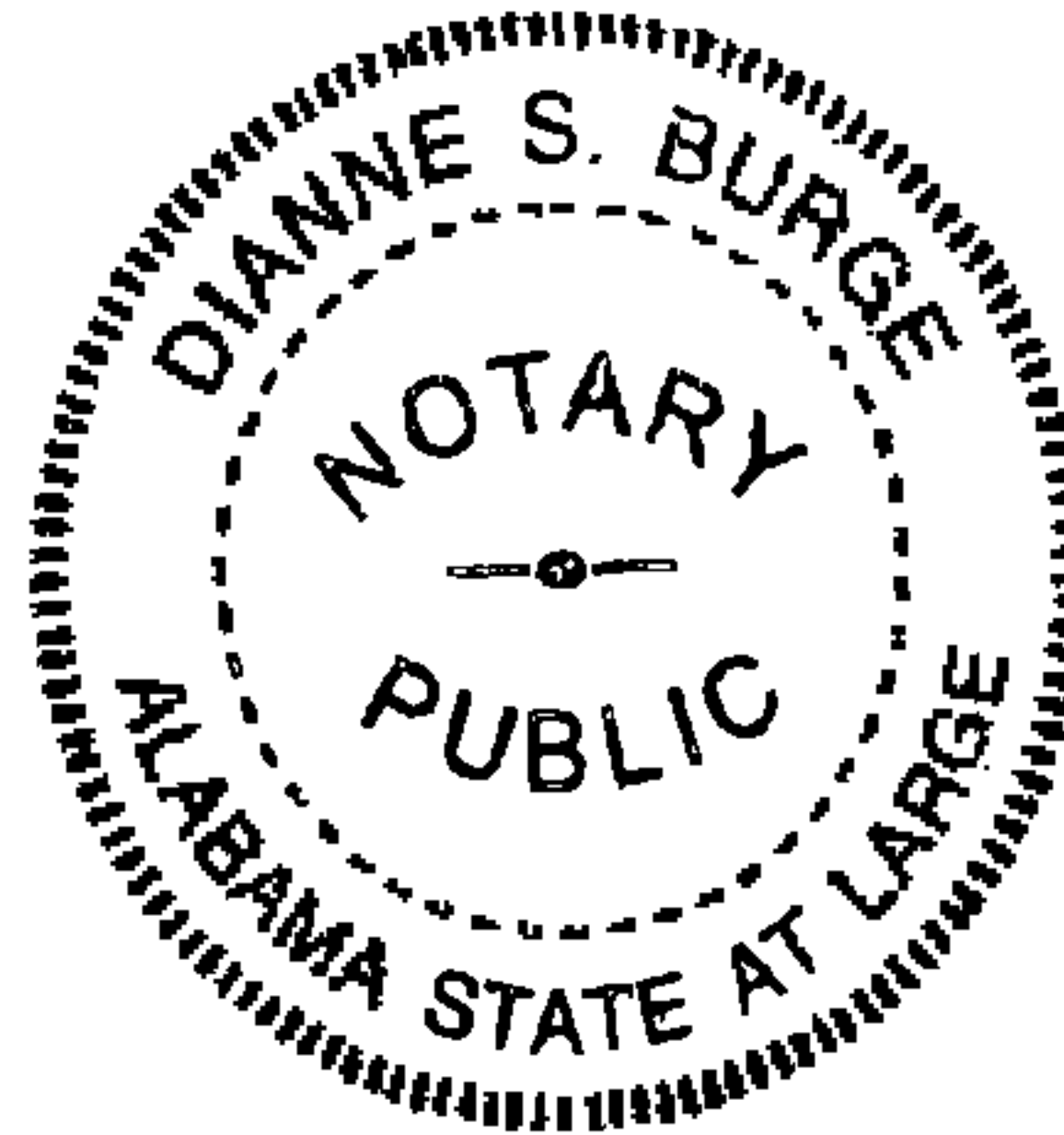
County of Jefferson

I, Dianne S Burge, a Notary Public in and for the said County in said State, hereby certify that Sharon Mathis and James Mathis Jr, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 2021.

Dianne S Burge
Notary Public, State of Alabama

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2021 08:56:29 AM
\$32.50 CHERRY
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Alvin S. Bayl