

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Mark Walls
30950 Hwy 25
Wilsonville, AL 35186

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20210127000043640
01/27/2021 08:54:09 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand Five Hundred Dollars and No Cents (\$140,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Chris Kourmoulis and Kristi Kourmoulis, husband and wife, whose address is 109 Meadow LN, Trussville, AL 35173 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Mark Walls whose address is 30950 Hwy 25, Wilsonville, AL 35186 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land located in the Northwest 1/4 of Section 6, Township 21 South, Range 2 East, located in Wilsonville, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 6; thence run East along the North section line 1413.98 feet to the Southeast right-of-way of Alabama Highway 25; thence turn right 119 degrees 50 minutes 38 seconds and run Southwest along said right of way 879.80 feet to the Point of Beginning; thence continue last course along said right of way 91.12 feet; thence turn left 88 degrees 42 minutes 43 seconds and Southeast 215.85 feet; thence turn left 91 degrees 18 minutes 05 seconds and run Northeast 97.20 feet; thence turn left 90 degrees 18 minutes 45 seconds and run Northwest 215.78 feet to the Point of Beginning; being situated in Shelby County, Alabama.

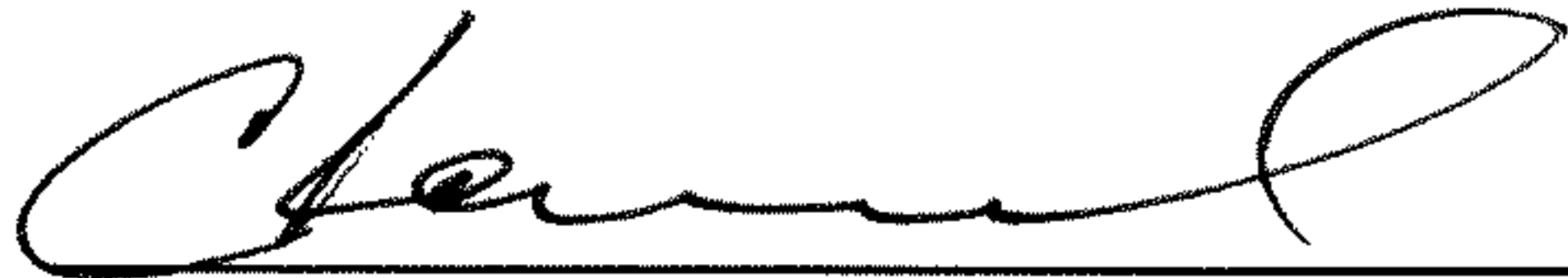
Subject to: All easements, restrictions and rights of way of record.

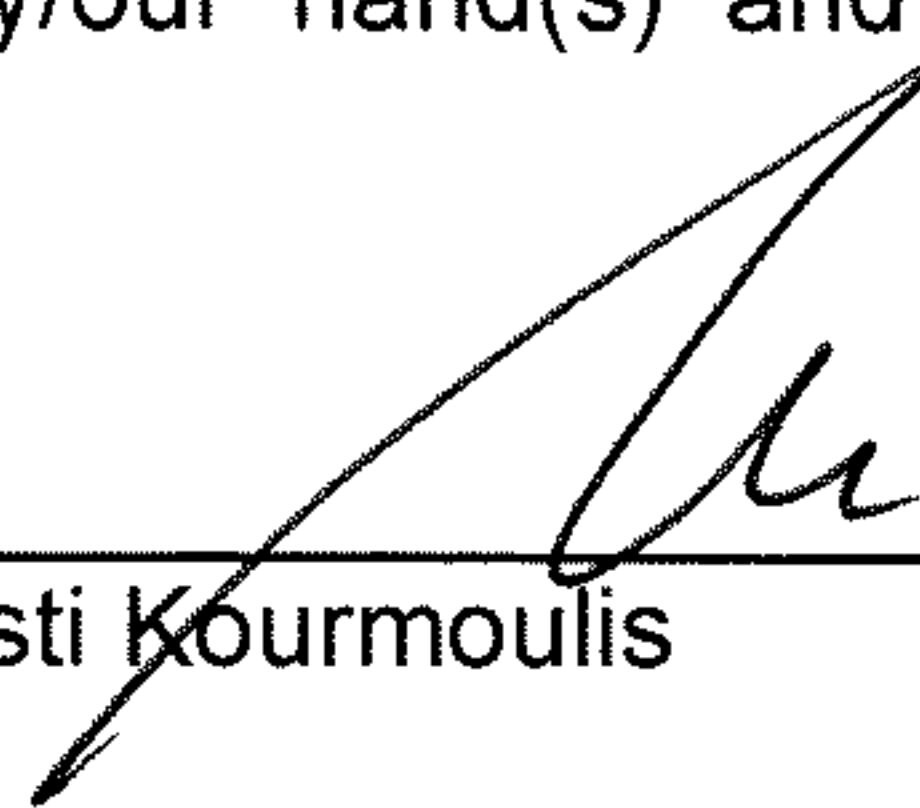
\$137,954.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 25th day of January, 2021.



Chris Kourmoulis


Kristi Kourmoulis

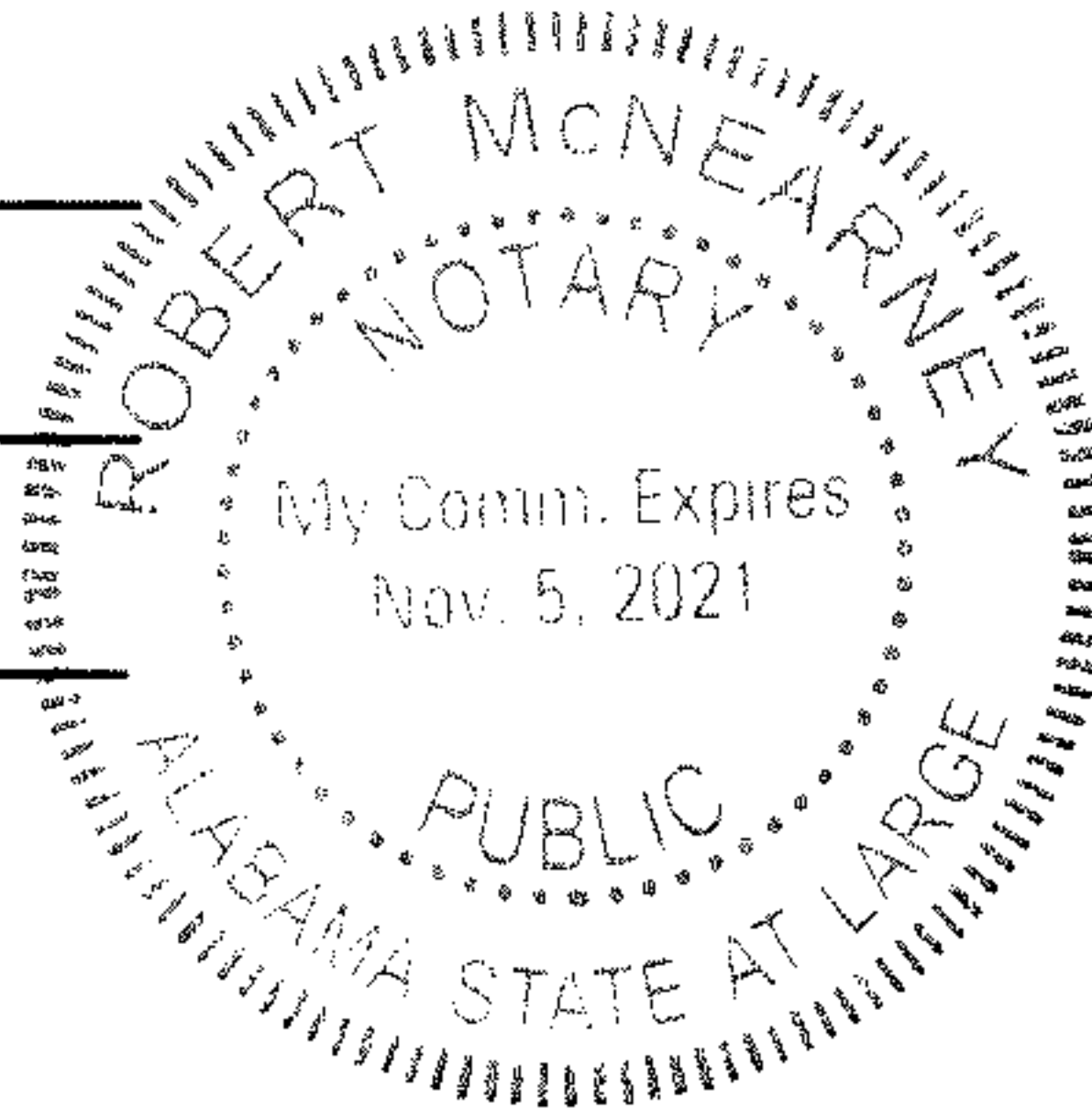
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Chris Kourmoulis and Kristi Kourmoulis 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 25th day of January, 2021.


Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2021 08:54:09 AM
\$28.00 CHERRY
20210127000043640

