

20210209000068160

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

02/09/2021 03:31:21 PM
DEEDS 1/1

Send Tax Notice To:
Tracy C. Fillmore
4545 S Shades Crest Rd.
Helena, AL 35022

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Five Thousand Nine Hundred Dollars and No Cents (\$325,900.00)**, 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

Buford W. Smith and Lynn G. Smith, husband and wife, whose mailing address is:

4545 S Sahdes Crest Road, Helena, AL 35022

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

Tracy C. Fillmore, whose mailing address is: 5432 Villa Trace, Hoover, AL 35244

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 4545 S Shades Crest Rd., Helena, AL 35022** to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 14, Township 20 South, Range 4 West and run Northerly along the West line thereof 598.09 ' to the South Right of Way line of south Shades Crest Road; thence turn right 48 degrees 43'55" and run Northeasterly along said Right of Way 105.45' to the point of beginning; thence continue Northeasterly along the last described course and road Right of Way 66.33' to the point of beginning of a curve to the right having central angle of 6 degrees 02'31" and a radius of 313.50'; thence turn right 3 degrees 01'15" to the chord of said curve and run Northeasterly along the arc of said curve and road Right of Way 33.06'; thence turn right 92 degrees 14'00" from the chord of said curve and run Southeasterly 184.83'; thence turn right 83 degrees 17'10" and run Southwesterly 78.73'; thence turn right 90 degrees 20'00" and run Northwesterly 187.84 ' to the point of beginning.

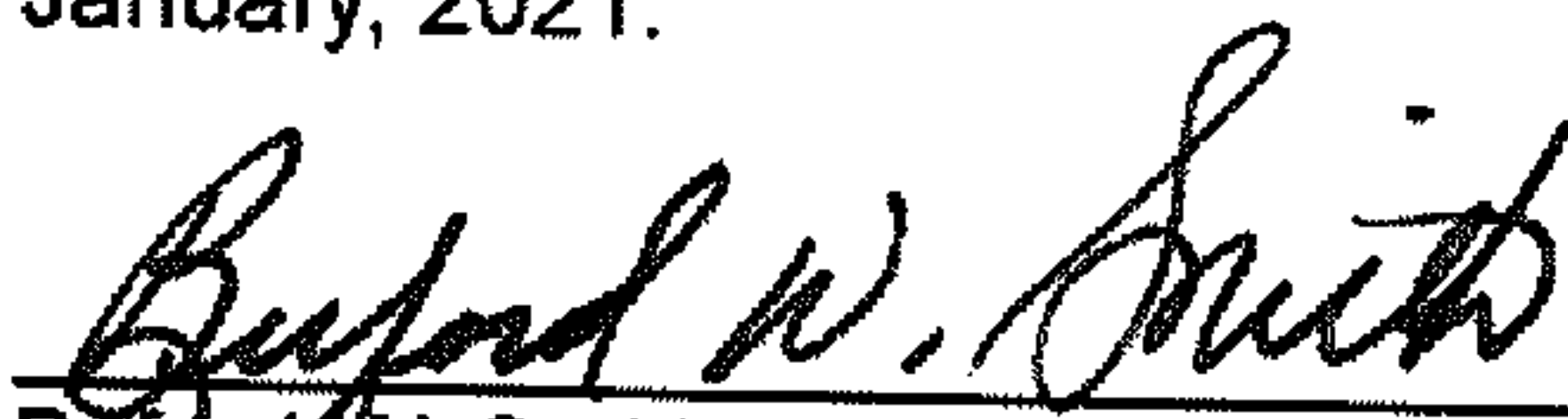
Subject to: All easements, restrictions and rights of way of record.

\$142,000.00 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 29th day of January, 2021.

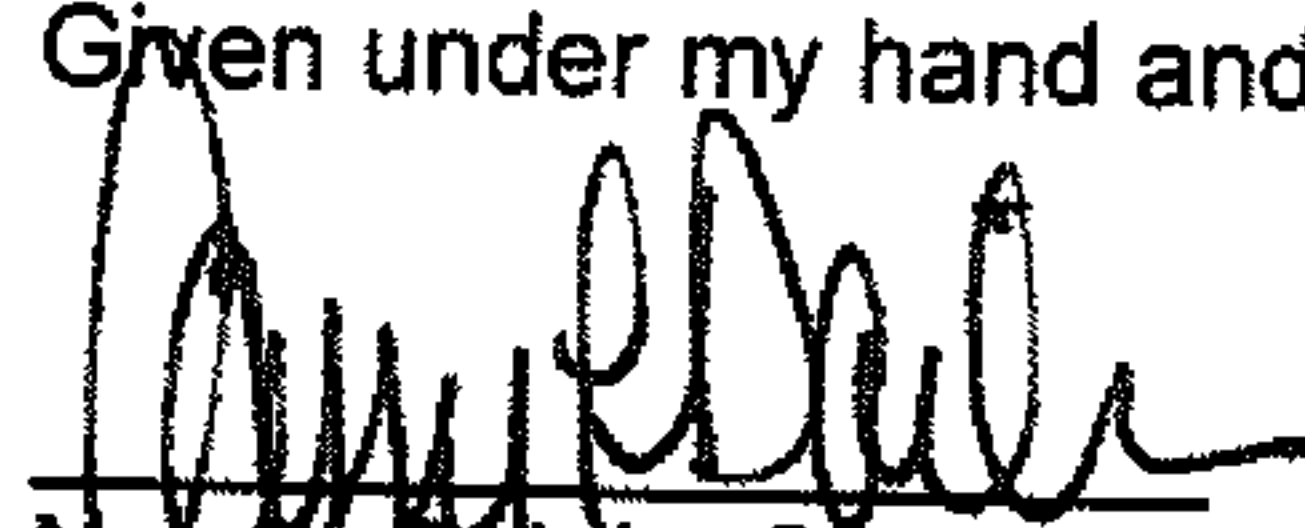

Buford W. Smith

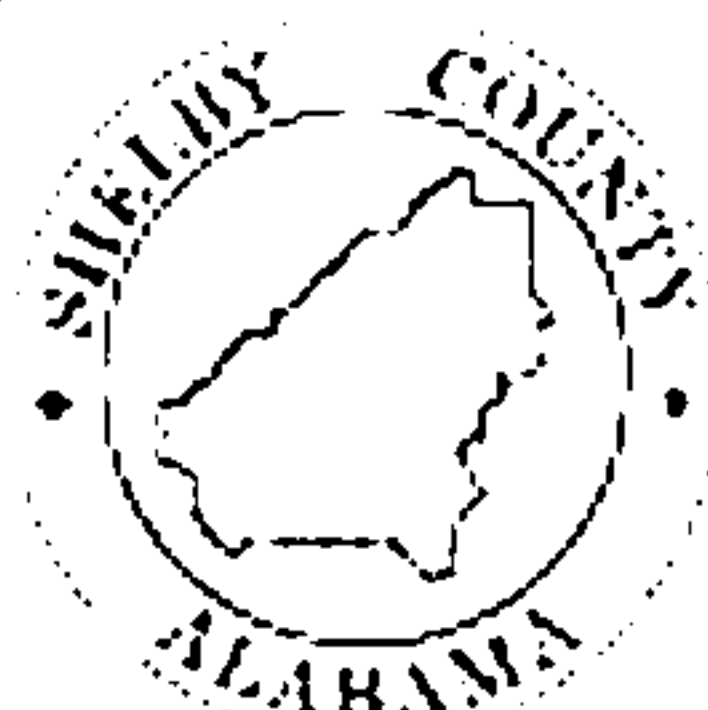

Lynn G. Smith

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Buford W. Smith and Lynn G. Smith, 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 29th day of January, 2021.


Notary Public, State of
Cassy L. Dailey
Printed Name of Notary
My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/09/2021 03:31:21 PM
\$206.00 JESSICA
20210209000068160

