

Send tax notice to: Valencia K. Vincent, 1066 Chancellors Ferry Loop, Harpersville, Al. 35078

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thirty thousand and no/100 (\$330,000.00) Dollars, the amount of which can be verified according to 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

Steven M. Whitley and his wife Alicia Whitley

whose mailing address is:

P.O. Box 69 Harpersville AL 35078

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

Valencia K. Vincent, whose mailing address is:

1066 Chancellors Ferry Loop, Harpersville, Al. 35078

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1066 Chancellors Ferry Loop, Harpersville, Al. 35078** 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.

\$303,876.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Steven M. Whitley is one and the same person as Steven Whitley.

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 we have hereunto set our hands(s) and seal(s) this 24th day of February, 2021.

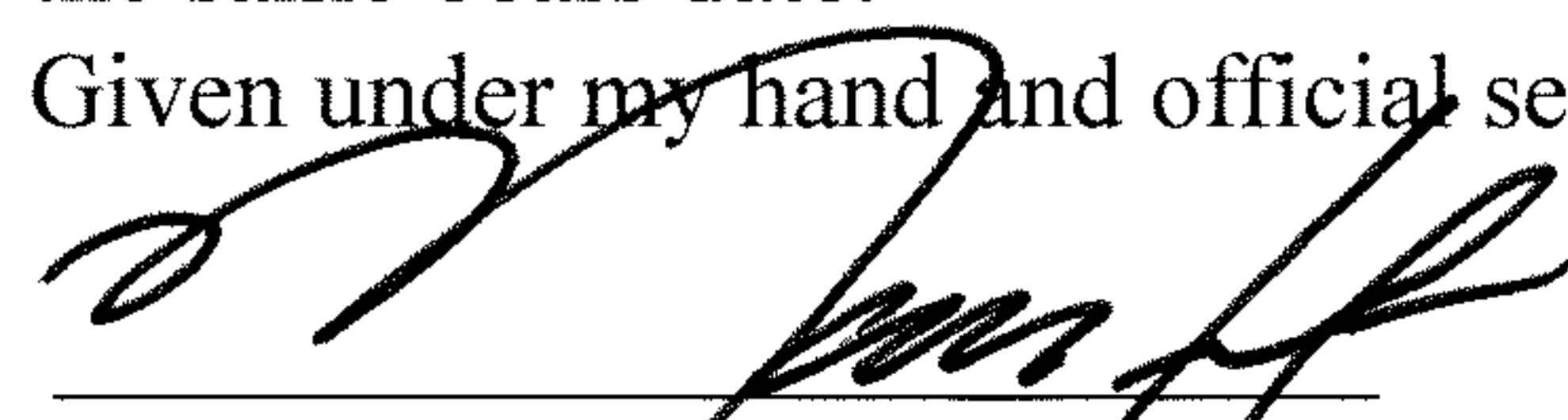
 (Seal)
STEVEN M. WHITLEY

 (Seal)
ALICIA WHITLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven M. Whitley and his wife Alicia Whitley, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of February, 2021.


NOTARY PUBLIC

My commission expires

5/12/21

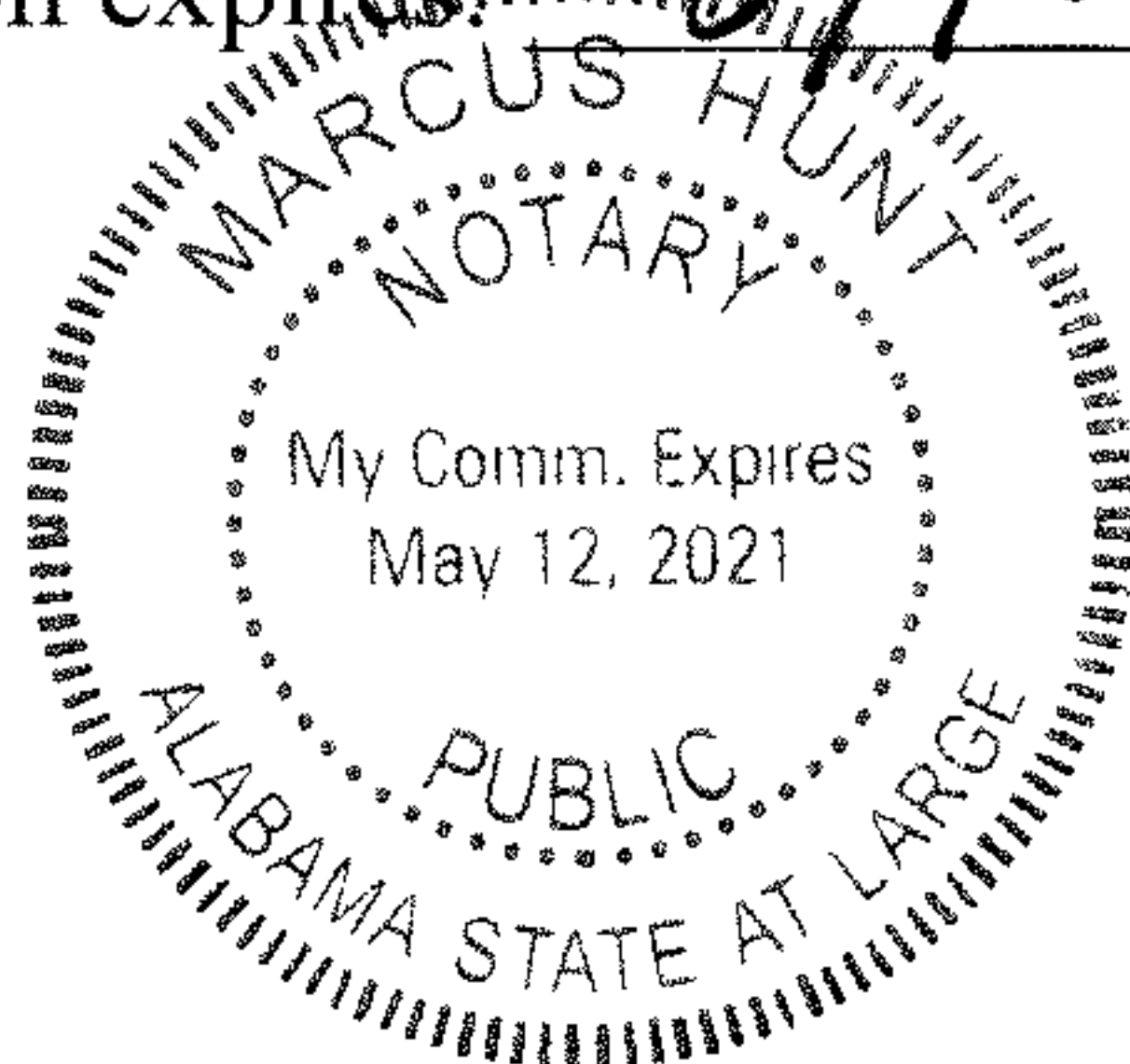


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 21-0331

Lot 45, Chancellor's Crossing Subdivision, a plat of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 28, at Page 75.

Parcel No. 3: Commence at a 1/2" rebar in place being the Southeast corner of Lot No. 45 of the Chancellors Crossing Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 28 at Page 75, said point being the point of beginning. From this point of beginning proceed North 32°27'51" East along the original East Lot line of Lot No. 45 of said subdivision for a distance of 100.67 feet to (set a 1/2" rebar); thence proceed Southwesterly for a distance of 91.70 feet to a point on the Northerly right-of-way of Chancellors Loop; thence proceed South 82°21'03" West along the Northerly right-of-way of said road for a distance of 6 feet to P.T of a concave curve right having a delta angle of 0.7°03'47" and a radius of 75 feet; thence proceed Southwesterly along the curvature of said curve and along the Northerly right-of-way of said road for a chord bearing and distance of South 83°01'52" West 9.24 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2021 11:19:19 AM
\$54.50 CHERRY
20210316000130580

Allen S. Bevil