

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

Send Tax Notice To:  
Charles Andrew Webb  
401 Brothers Ave.  
Wilsonville, AL 35186

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

20210325000149740  
03/25/2021 11:24:40 AM  
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$179,900.00)**, 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

\* an unmarried woman

Joyce S. Saxon, whose mailing address is:

110 Landings Lane, Wilsonville, AL 35186

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

**Charles Andrew Webb, whose mailing address is: 401 Brothers Ave., Wilsonville, AL 35186**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **401 Brothers Ave., Wilsonville, AL 35186** to-wit:

Lot 89A, according to Brothers Addition to the Town of Wilsonville, Alabama, as recorded in Map Book 4, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama described as follows: Commence at the Northwest corner of Section 7, Township 21 South, Range 2 East; thence run East along the North line of said Section 7 a distance of 2218.68 feet to the Point of Beginning; thence run 103 degrees 00 minutes right and run Southwesterly 216.85 feet; thence turn 103 degrees 00 minutes right and run Easterly 215.0 feet; thence turn 93 degrees 02 minutes 10 seconds left and run Northeasterly 211.60 feet; thence turn 86 degrees 58 minutes left and run West 155.01 feet to the Point of Beginning. Situated in Shelby County, Alabama.

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

\$143,920.00 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 15th day of March, 2021.

Joyce S. Saxon  
Joyce S. Saxon

State of Alabama  
County of Shelby

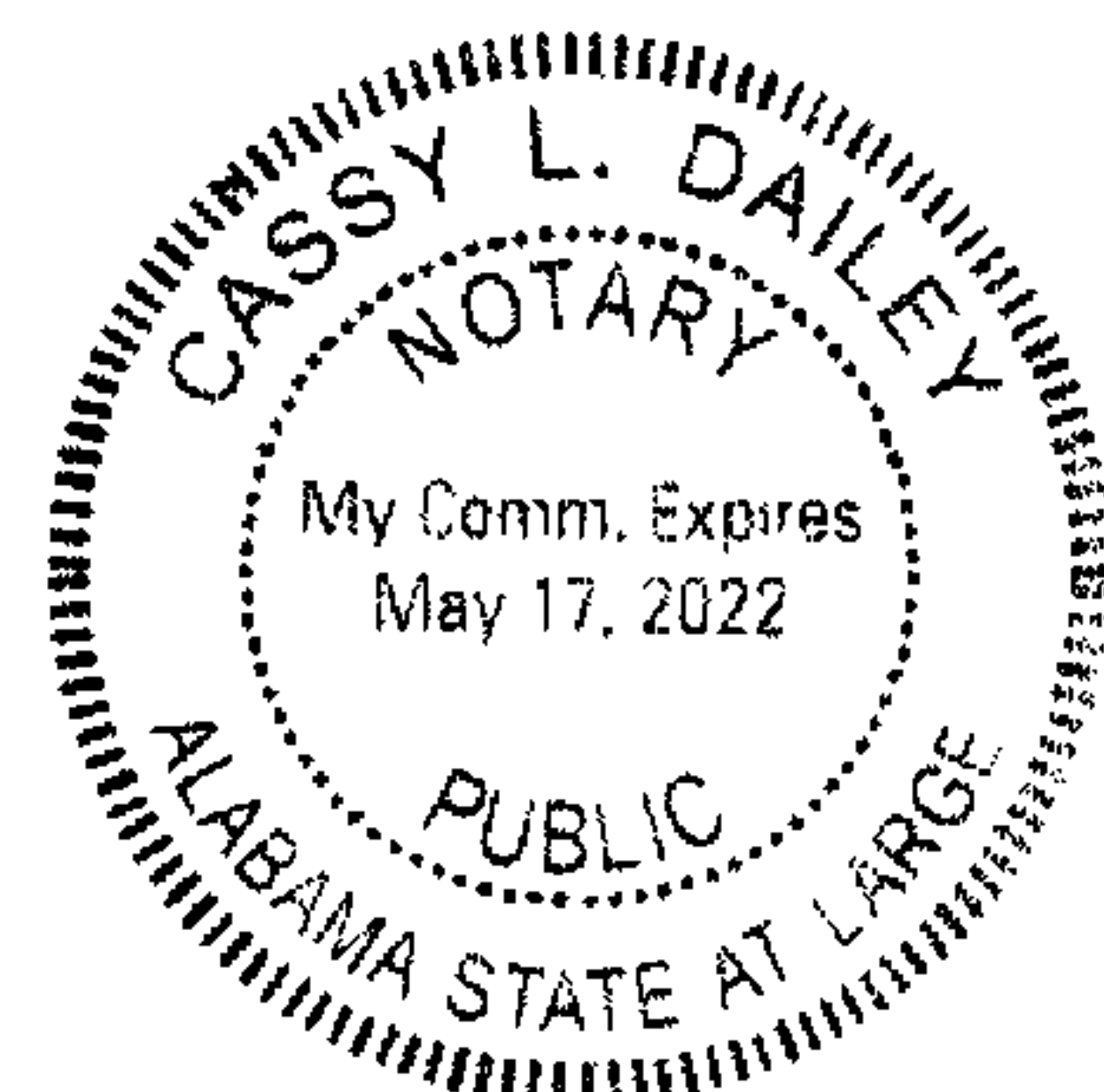
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Joyce S. Saxon, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 2021.

Cassy L. Dailey  
Notary Public, State of Alabama

Cassy L. Dailey  
Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/25/2021 11:24:40 AM  
\$58.00 CHERRY  
20210325000149740

*Alex S. Byrd*