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04/15/2021 01:10:12 PM
DEEDS 1/2

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

Send Tax Notice To:
Timothy Paul Milam
222 Shady Hill Drive
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Frank L. Helms and Katherine M. Helms, husband and wife, whose address is 9341 Scenic Hills DR Semmes, AL 36575 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Timothy Paul Milam whose address is 222 Shady Hill Drive, Montevallo, AL 35115 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of said SE 1/4 of NW 1/4 of Section 2, Township 24 North, Range 12 East and thence West along the Northline of said 1/4- 1/4 section a distance of 210 feet to the West line of a 20' roadway, being the point of beginning; thence continue West along the North line of said 1/4 - 1/4 section a distance of 200 feet; thence run South along the East boundary line of the Bobby Wayne and Linda Kay Phillips lot a distance of 165 feet to the North line of a 20' dirt roadway; thence run easterly along the North line of said roadway a distance of 200 feet to the West line of said first mention 20' roadway; thence run North along the boundary of said 20' roadway running North and South a distance of 169 feet to the point of beginning. Situated in Shelby County, Alabama.

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

\$216,015.00 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 5 day of April, 2021.

Katherine M Helms
Katherine M. Helms

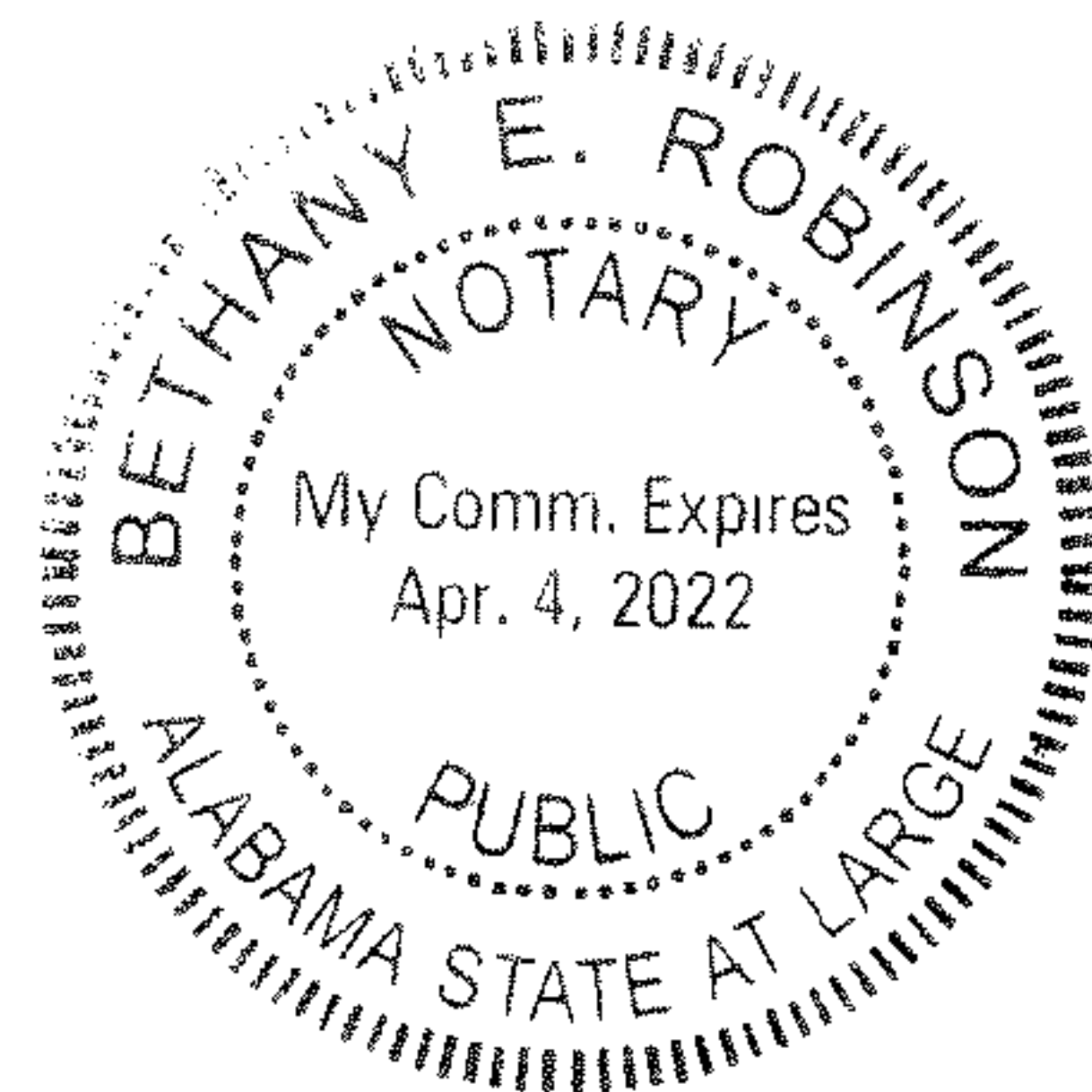
Frank L Helms by Katherine M Helms his attorney in fact.
Frank L. Helms by Katherine M. Helms his attorney
in fact

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Frank L. Helms and Katherine M. Helms 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 5 day of April, 2021

Bethany E. Robinson
Notary Public, State of Alabama
Bethany E Robinson
Printed Name of Notary
My Commission Expires: 4.4.2022

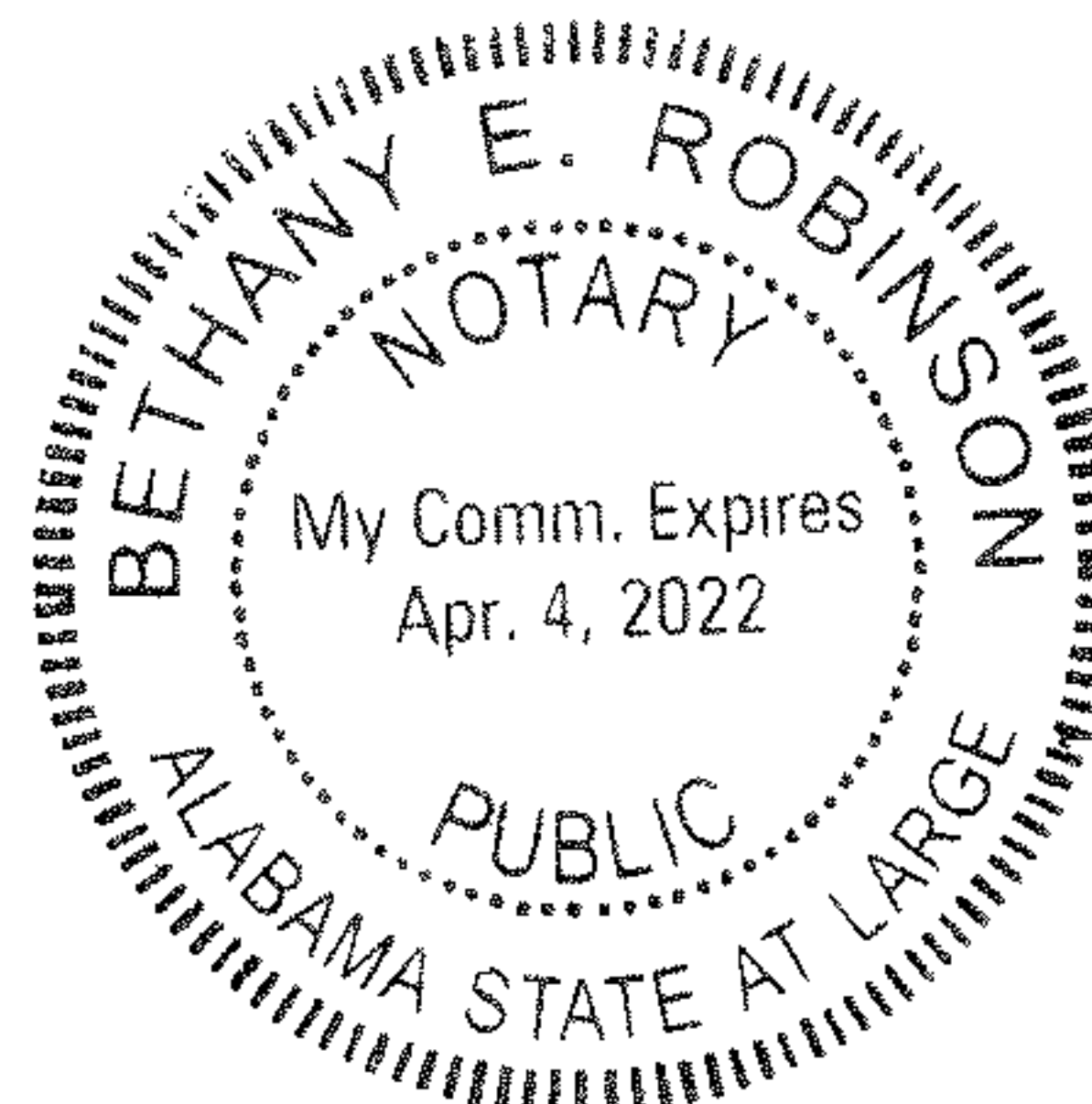


State of Alabama
County of Mobile

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Frank L. Helms by Katherine M. Helms his attorney in fact and is 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, she executed the same voluntarily and with full authority as said attorney in fact on the day the same bears date.

Given under my hand and official seal, this the 5 day of April, 2021.

Bethany E. Robinson
Notary Public, State of Alabama
Bethany E. Robinson
Printed Name of Notary
My Commission Expires: 4.4.2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 01:10:12 PM
\$29.00 CATHY
20210415000188680

Alvin S. Beyl