

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Madison T. Betts
9910 Hwy. 31 S.
Calera, AL 35040

GENERAL WARRANTY DEED

20210512000234890

05/12/2021 08:56:11 AM

DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Nine Thousand And No/100 Dollars (\$99,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Sean J. Lawley and Jessica W. Lawley, husband and wife and Cimber Cheyenne Morris, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Madison T. Betts (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the NW corner of the SE 1/4 of the NW 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama and run South 89 degrees 33 minutes 50 seconds East along the North line of said 1/4-1/4 a distance of 342.25 feet to a point on the East line of U.S. Highway No. 31; thence run South 1 degree 02 minutes 47 seconds West along said right of way line a distance of 283.13 feet to the point of beginning of the parcel being described; thence run South 87 degrees 20 minutes 42 seconds West a distance of 152.25 feet to a point; thence run South 2 degrees 34 minutes 43 seconds East a distance of 33.86 feet to a point; thence run South 86 degrees 37 minutes 52 seconds West a distance of 40.83 feet to a point; thence run South 7 degrees 49 minutes 02 seconds East a distance of 104.07 feet to a point; thence run North 87 degrees 29 minutes 09 seconds East a distance of 165.58 feet to a point on the West line of U.S. Highway No. 31; thence run a chord bearing of North 4 degrees 39 minutes 31 seconds East a distance of 139.61 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Cimber Cheyenne Morris is one and the same as Cimber Lawley who acquired title under Instrument Number 20170804000282810, recorded on August 4, 2017 in the Office of the Judge of Probate of Shelby County, Alabama.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$97,206.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 23rd day of April, 2021.

Sean J. Lawley
Sean J. Lawley

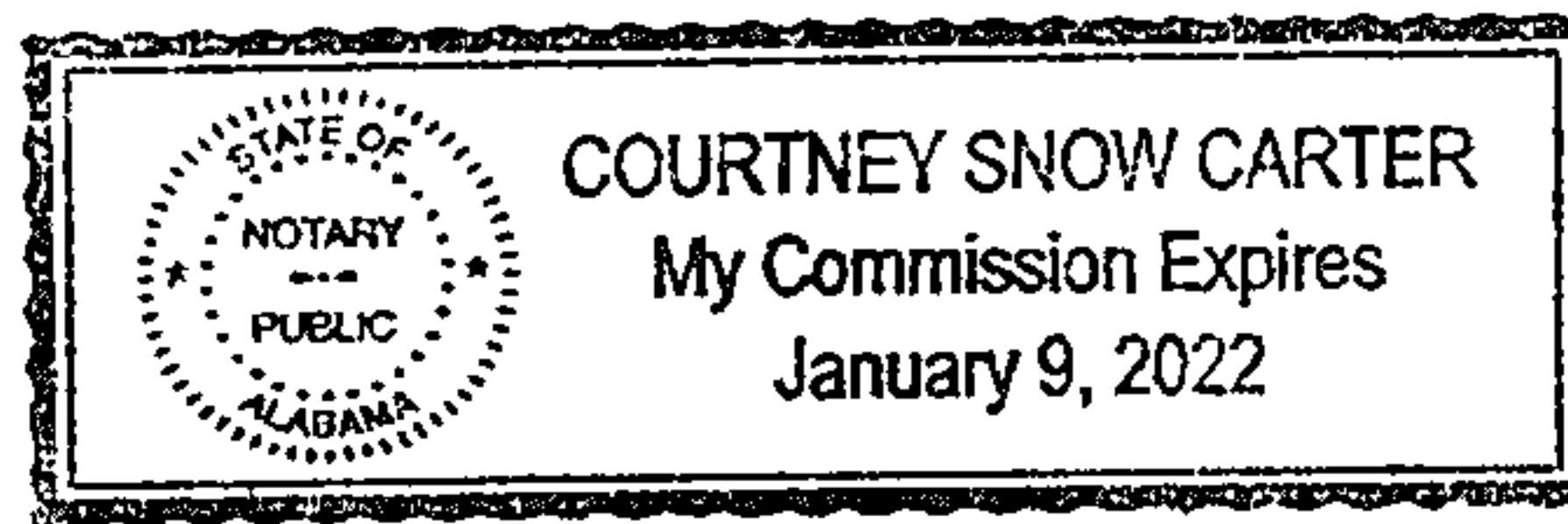
Jessica W. Lawley
Jessica W. Lawley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sean J. Lawley and Jessica W. Lawley 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of April, 2021.

Courtney Snow Carter
Notary Public
My commission expires:



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 22nd day of April, 2021.

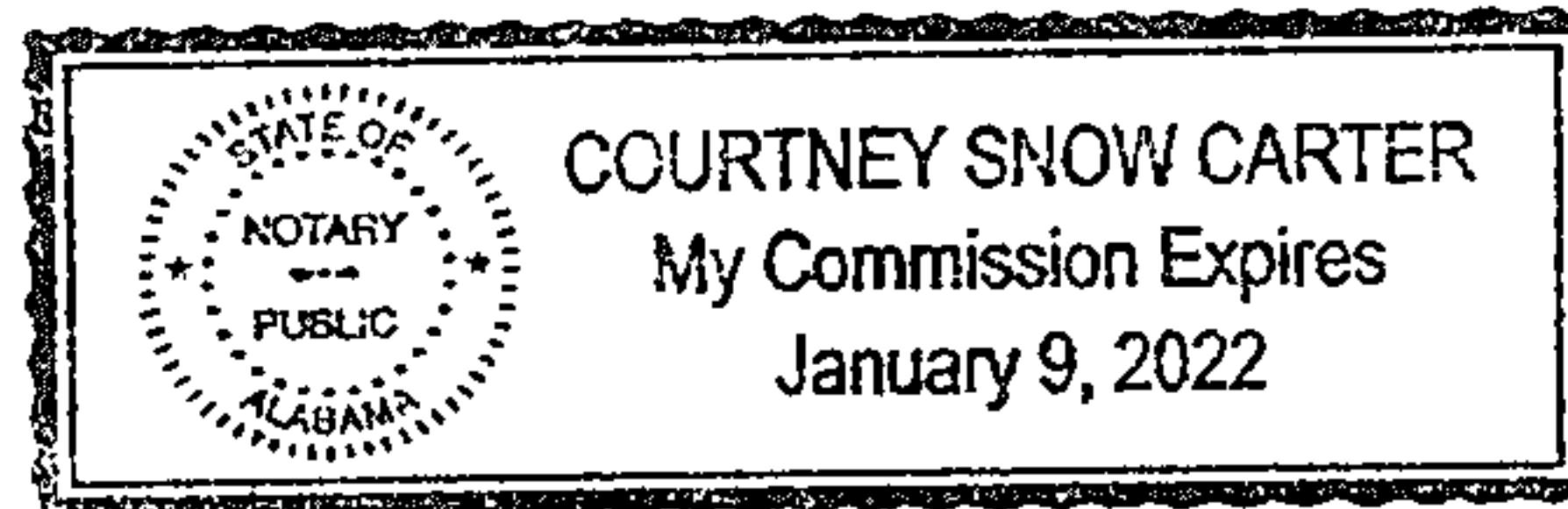
Cimber Cheyenne Morris
Cimber Cheyenne Morris

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cimber Cheyenne Morris 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22nd day of April, 2021.

Courtney Snow Carter
Notary Public
My commission expires



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sean J. Lawley and Jessica W.
Lawley and Cimber Cheyenne Morris

Grantee's Name Madison T. Betts

Mailing Address 12 Southern Hills St.
Calera, AL 35040Mailing Address 9910 Hwy. 31 S.
Calera, AL 35040Property Address 9910 Hwy. 31 S.
Calera, AL 35040

Date of Sale April 26, 2021

Total Purchase Price \$99,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Sean J. Lawley and Jessica W. Lawley and Cimber Cheyenne Morris, 12
Southern Hills St., Calera, AL 35040.

Grantee's name and mailing address - Madison T. Betts, 9910 Hwy. 31 S., Calera, AL 35040.

Property address - 9910 Hwy. 31 S., Calera, AL 35040

Date of Sale - April 26, 2021.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: April 26, 2021

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2021 08:56:11 AM
\$33.00 CHERRY
20210512000234890

Alicia S. Boyd