

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
James Edward Dean
3117 Hwy 52
Pelham, AL 35124

GENERAL WARRANTY DEED

20210601000267460
06/01/2021 03:52:03 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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

Jack R. Williams and Rosella M. Williams, a married couple, and Gregory Durrett and Teresa Durrett, a married couple, whose mailing address is:

3117 Hwy 52, Pelham, AL 35124

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

James Edward Dean, whose mailing address is: 3117 Hwy 52, Pelham AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3117 Hwy 52, Pelham, AL 35124** 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.

\$400,000.00 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 19th day of May, 2021.

Jack R. Williams
Jack R. Williams

Gregory Durrett
Gregory Durrett

Rosella M. Williams
Rosella M. Williams

Teresa Durrett
Teresa Durrett

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack R. Williams, Rosella M. Williams, Gregory Durrett, and Teresa Durrett, 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 19th day of May, 2021.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

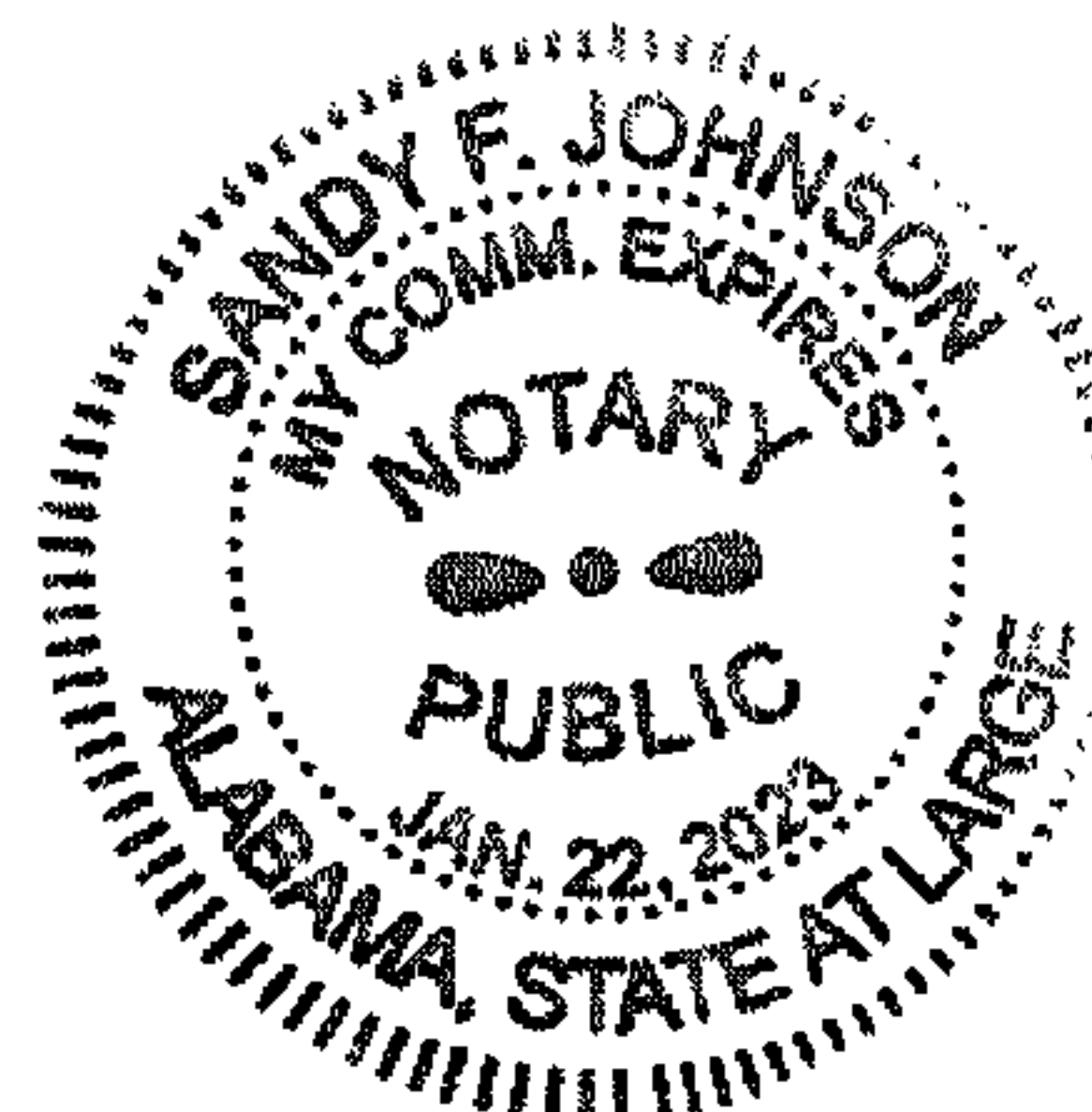


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West and run thence North along West line of said NW 1/4 of NW 1/4 347.63 feet; then turn an angle of 78 degrees 48 minutes to the right and run 297.50 feet to point of beginning (said point of beginning being on the South right of way line of Pelham-Helena Road right of way and on the East right of way line of the A.C.L. RR right of way) thence turn an angle of 5 degrees 34 minutes to the left and run in an Easterly direction along said Pelham-Helena Road right of way 178.5 feet to the West side of a dirt road; thence turn an angle of 94 degrees 46 minutes to the right and run 263.99 feet; (along the West right of way of said dirt road) thence turn an angle of 87 degrees 02 minutes to the right and run 105.30 feet to the East right of way line of the A.C.L. RR right of way; run thence in a Northwesterly direction along said Railroad right of way 265 feet, more or less, to the point of beginning. Mineral and Mining Rights Excepted.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 03:52:03 PM
\$28.00 CHARITY
20210601000267460

Allen S. Bayl