

STATE OF ALABAMA

COUNTY OF SHELBY

*
*
*

WARRANTY DEED



20210625000309600 1/2 \$294.50
Shelby Cnty Judge of Probate, AL
06/25/2021 11:52:10 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollar and my love and affection and other good and valuable consideration to the undersigned, James R. Hogan, Sr., herein referred to as Grantor, in hand paid by Dana H. Byers and James R. Hogan, Jr., and Caryn H. Longshore referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the map and survey of Countryside of Chelsea, Second Sector as recorded in Map Book 10 page 94 in the Office of the Judge of Probate of Shelby County, Alabama.

AND ALSO:

W 1/2 of SW 1/4 of NW 1/4 and that part of the W 1/2 of the NW 1/4 of the SW 1/4 lying North of County Highway No. 69, all in Section 22, Township 20 South, Range 1 West. Also, all that part of the E 1/2 of NE 1/4 of SE 1/4, Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, lying North of County Highway No. 69. Being Parcel J of TRACT NINE SUBDIVISION, as recorded in Map Book 10, Page 32, in the Probate Office of Shelby County, Alabama.

The Grantor retains a Life Estate interest in the above described property.

Diane M. Hogan deceased on 10/16/2017.

THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantees herein.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 11 day of June, 2021.

Shelby County, AL 06/25/2021
State of Alabama
Deed Tax: \$268.50

James R. Hogan, Sr.

STATE OF ALABAMA,
Shelby COUNTY.



20210625000309600 2/2 \$294.50
Shelby Cnty Judge of Probate, AL
06/25/2021 11:52:10 AM FILED/CERT

I, the undersigned authority, in and for said County, in said State, hereby certify that, James R. Hogan, Sr., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of June, 2021.

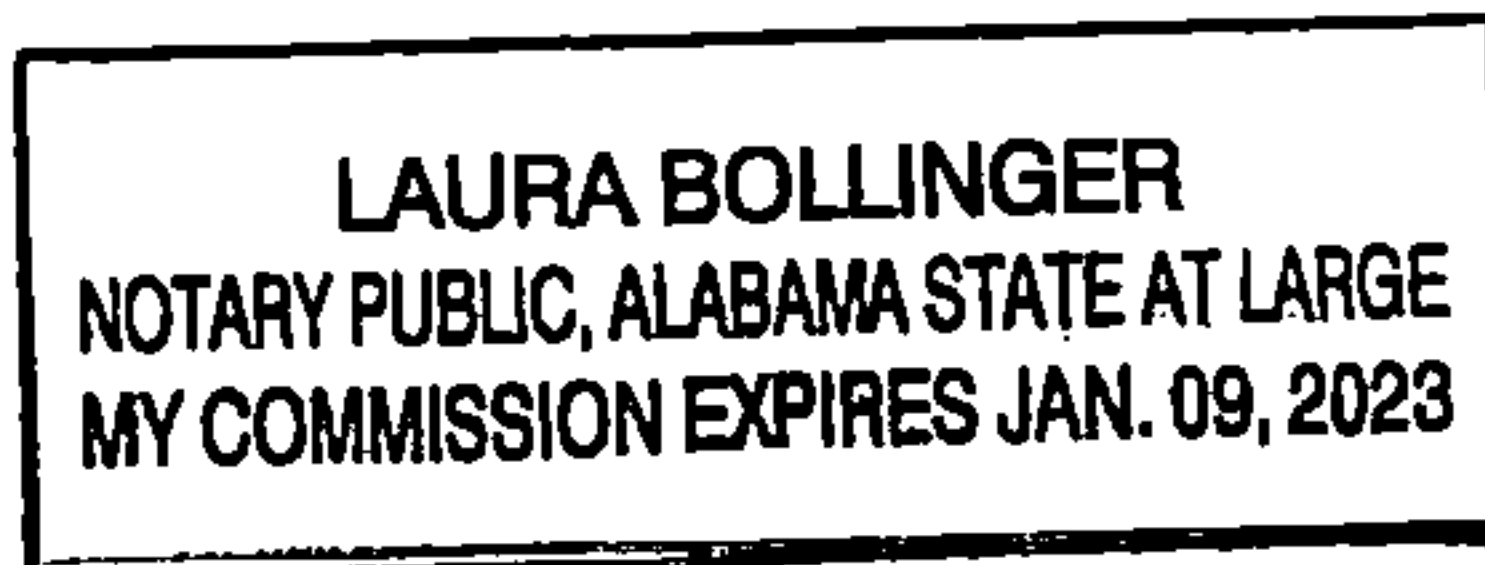
Laura Bollinger

NOTARY PUBLIC

My Commission Expires: 01-09-2023

This document prepared by:

Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044



Property Address:

524 Liberty Ridge Road
Chelsea, AL 35043

Grantor's Address:

524 Liberty Ridge Road
Chelsea, AL 35043

Grantee's Address:

4542 Old Caldwell Mill Road
Birmingham, AL 35242

TAX ASSESSOR'S VALUE:

\$ 268,480