

Send tax notice to:
ROY MINTON
2125 SUN VALLEY ROAD
HARPERSVILLE, AL, 35078

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2021510T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Nine Thousand and 00/100 Dollars (\$239,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRITTANY MATSON and JAMES CHRISTOPHER DAUGHERTY**, husband and wife whose mailing address is: 2331 BONAIR Rd SYLACAUGA, AL 35150 (hereinafter referred to as "Grantors") by **ROY MINTON and SHIRLEY ANNE MINTON** whose property address is: **2125 SUN VALLEY ROAD, HARPERSVILLE, AL, 35078** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 16, according to the Map of Charles W. Mobley as recorded in Map Book 8, page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commencing to the SE corner of the SW ¼ of the NE ¼ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence N 89°05'24"E, a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: N 02°42'52"E, a distance of 769.83 feet to a fence corner; thence N 89°41'39"W, a distance of 40.56 feet to a fence corner; thence S 89°31'24"W a distance of 14.93 feet to a 5/8" capped rebar set, said point also being the point of beginning of herein described parcel of land; thence S 69°27'31"W, a distance of 163.56 feet to a 5/8" capped rebar set; thence N 25°02'24"W, a distance of 212.91 feet to a 5/8" capped rebar set; thence N 89°23'15"E, a distance of 250.80 feet to a 5/8" capped rebar set; thence S 03°06'47"W, a distance of 138.39 feet to the point of beginning.

A part of Lot 16, according to the Map of Charles W. Mobley as recorded in Map Book 8, page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commencing at the SE corner of the SW ¼ of the NE ¼ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence N 89°05'24"E, a distance of 41.58 feet to a fence corner; thence proceed along said fence line the following courses: N 02°42'52"E, a distance of 785.68 feet to the point of beginning; thence S 66°34'42"W, a distance of 66.07 feet; thence N 138.39 feet; thence East to an existing fence; thence South along said fence to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Map of Charles W. Mobley as recorded in Map Book 8, page 124, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Book 349, page 95.
4. Permit to Alabama Power Company recorded in Deed Book 11, page 142.
5. Covenants, conditions and restrictions recorded in Deed Book 349, page 95.

6. Easement and Rights of others in and to the use of said easement recorded in Instrument #20090909000345970.
7. Easement to Alabama Power Company recorded in Instrument #20091215000459310.

\$193,876.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

25th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2021.

Brittany Matson
BRITTANY MATSON

J. C. Daugherty
JAMES CHRISTOPHER DAUGHERTY

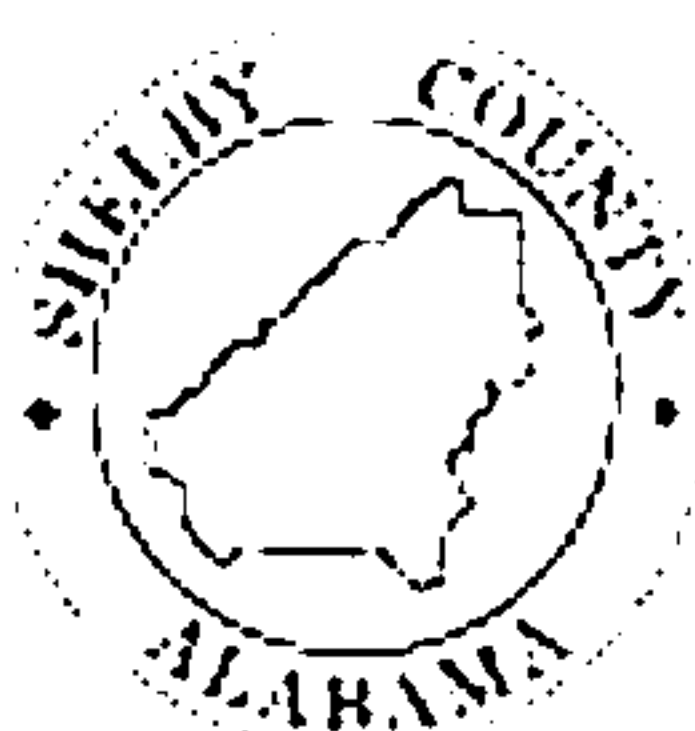
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRITTANY MATSON and JAMES CHRISTOPHER DAUGHERTY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2021.

Charles A. Lawton Jr.
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2021 10:59:46 AM
\$70.50 BRITTANI
20210629000313980

Allen S. Bayl