



20210831000423500 1/2 \$145.50
Shelby Cnty Judge of Probate, AL
08/31/2021 09:25:05 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, Alabama 35045

WARRANTY DEED

SEND TAX NOTICES TO:

1625 Hwy 35
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, Davey G. Winfrey, a married man conveying property that is not the homestead of him or his spouse, in hand paid by the GRANTEES, Teresa Lynne Taylor and Chris A. Taylor, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES, the following described real estate situated in SHELBY County, Alabama, to wit:

Commencing at the Northwest corner of the South Half of the NE 1/4 of NW 1/4 of Section 18, Township 20, Range 2 West, for a point of beginning; thence run East along the North boundary line of said South Half 731 feet to a County Road; thence run in a Southerly direction along said County Road 400 feet; thence run in a Northwesterly direction 638 feet to the West boundary line of said South Half to a point 40 feet South of the point of beginning; thence run North 40 feet to the point of beginning, all lying in the South Half of the NE 1/4 of NW 1/4 of Section 18, Township 20, Range 2 West.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The drafter of this instrument acted as a scrivener only and no representation is made as to chain of title or to the description contained herein.

NOTE: Velma Pucket f/k/a Velma Winfrey passed from this Earth on or about June 2, 2019.



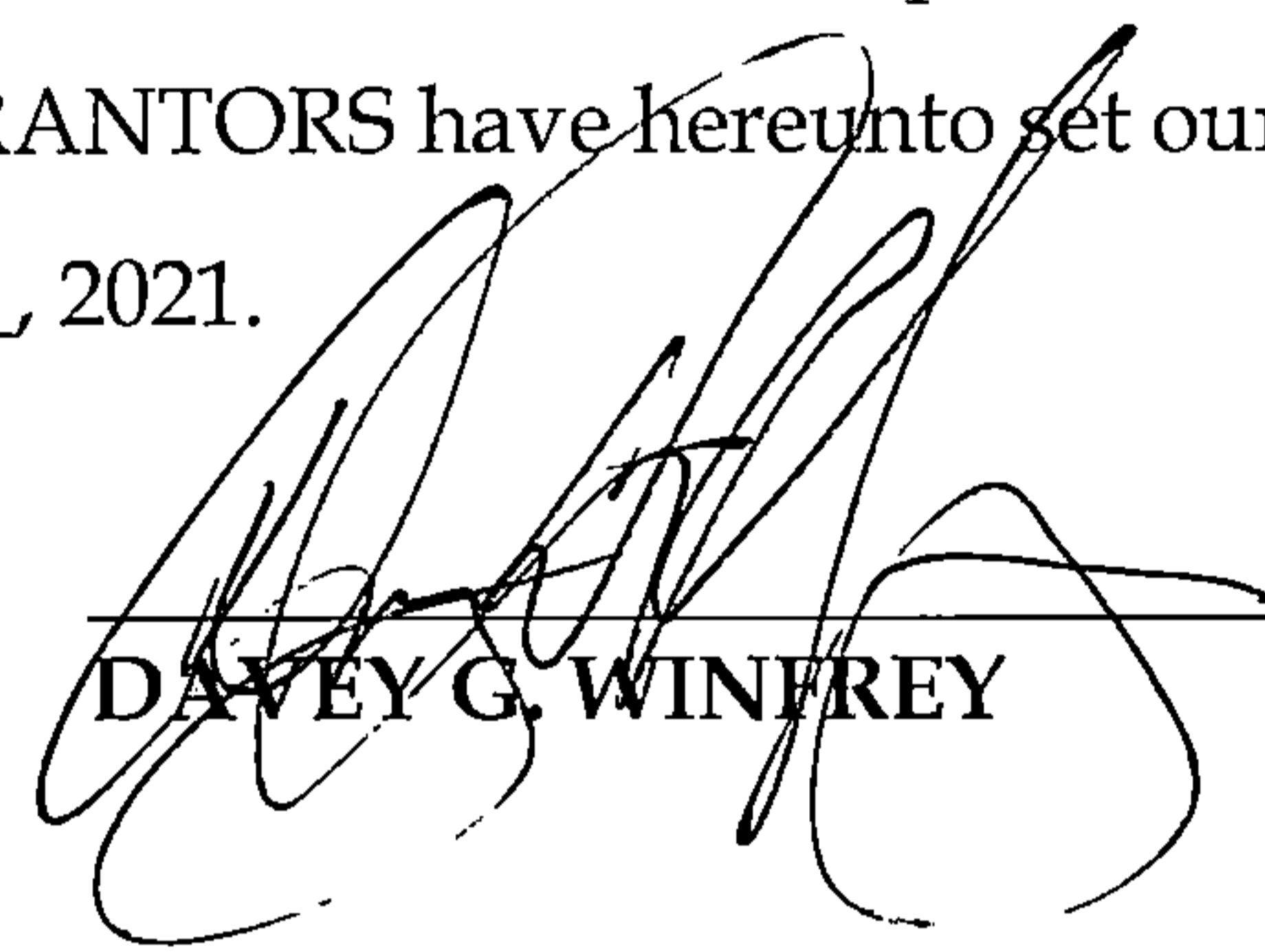
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Prior Deed Reference: Instrument 20120813000296880

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTORS, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executors, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set our hands and seals, on this 26th day of July, 2021.

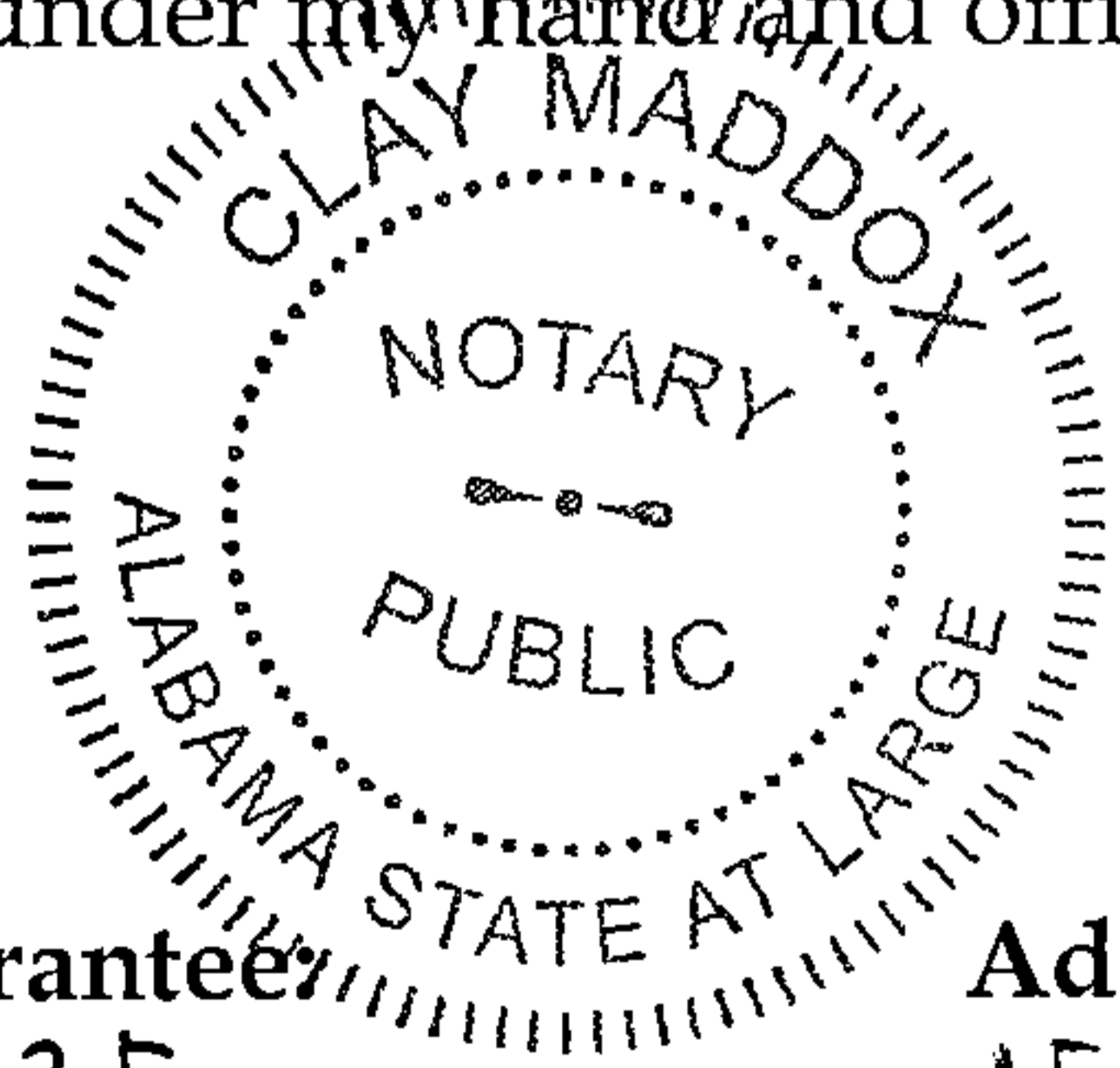



DAVEY G. WINFREY

STATE OF ALABAMA)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Davey G. Winfrey**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2021.





NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:
1625 Hwy 35
Pelham, AL 35124

Address of Grantor:
1575 Hwy 35
Pelham, AL 35124

Property Address:
1625 Hwy 35
Pelham, AL 35124

Real Value: \$120,260.00