

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Wesley D. Mims
2790 Hwy 25
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy One Thousand Dollars and No Cents (\$171,000.00)**, 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

Steven S. Benton, a single man, and Tracy L. Benton, a single woman, whose mailing address is:

2790 Hwy 25, Montevallo, AL 35115

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

Wesley D. Mims, whose mailing address is: 33 Oakdale Dr., Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **2790 Hwy 25, Montevallo, AL 35115** to-wit:

PARCEL I: 59.002

A parcel of land located in the West 1/2 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 9; (the South line of said Northwest 1/4 has a reference bearing of North 87 degrees 26 minutes 28 seconds East); thence run North 87 degrees 36 minutes 28 seconds East; thence run North 87 degrees 36 minutes 28 seconds East a distance of 811.89 feet to an existing iron; thence run North 52 degrees 18 minutes 32 seconds West a distance of 187.60 feet to the point of beginning; thence run North 51 degrees 56 minutes 00 seconds West a distance of 366.22 feet to the Southeasterly side of Highway #25; thence run North 39 degrees 56 minutes 19 seconds East along said Highway a distance of 181.43 feet; thence run South 60 degrees 57 minutes 18 seconds East a distance of 120.62 feet; thence run North 89 degrees 18 minutes 06 seconds East a distance of 351.18 feet; thence run South 66 degrees 55 minutes 08 seconds West a distance of 167.82 feet; thence run South 28 degrees 02 minutes 03 seconds West a distance of 167.82 feet; thence run South 28 degrees 02 minutes 03 seconds West a distance of 277.39 feet to the point of beginning.

PARCEL II: 59.000

A parcel of land located in the West 1/2 of Section 9, Township 24 North, Range 12 East, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 9; (the South line of said Northwest 1/4 has a reference bearing of North 87 degrees 26 minutes 28 seconds East); thence run North 87 degrees 36 minutes 28 seconds East a distance of 811.89' to an existing iron and the point of beginning; thence North 52 degrees 18 minutes 32 seconds West along an existing fence line 187.60'; thence run North 52 degrees 18 minutes 32 seconds West a distance of 187.60 feet; thence run North 28 degrees 02 minutes 08 seconds East a distance of 277.39 feet; thence run North 66 degrees 55 minutes 08 seconds East a distance of 167.82 feet; thence run South 06 degrees 52 minutes 27 seconds East a distance of 119.52 feet; thence run South 26 degrees 09 minutes 26 seconds West a distance of 341.65

feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$171,000.00 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 27th day of August, 2021.


Steven S. Benton

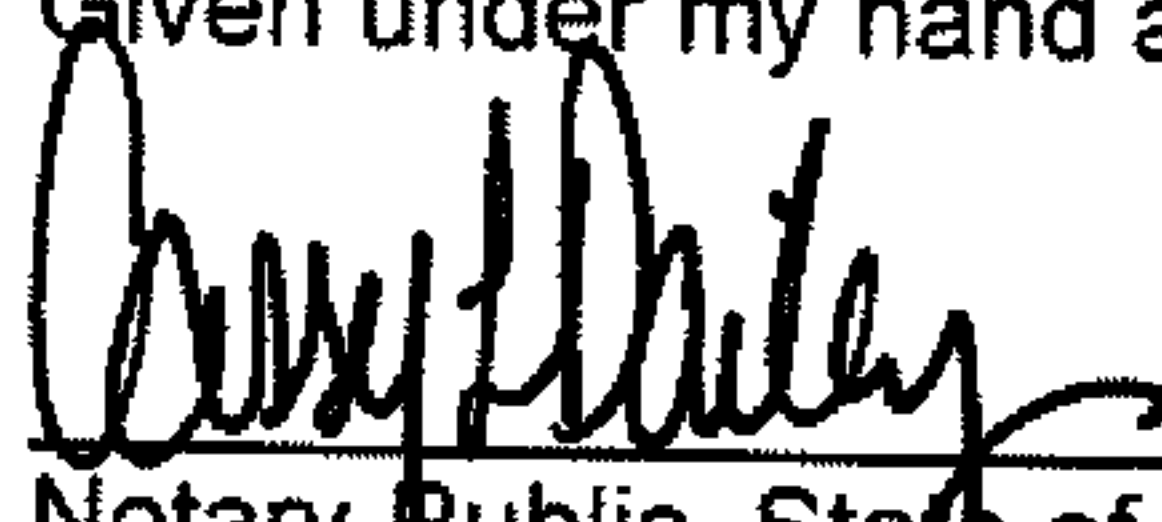

Tracy L. Benton

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Steven S. Benton and Tracy L. Benton, 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.

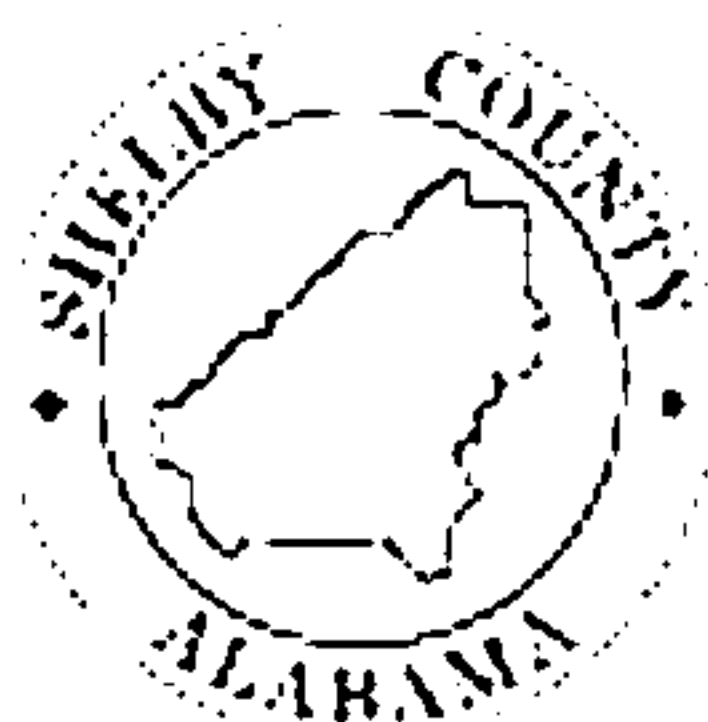
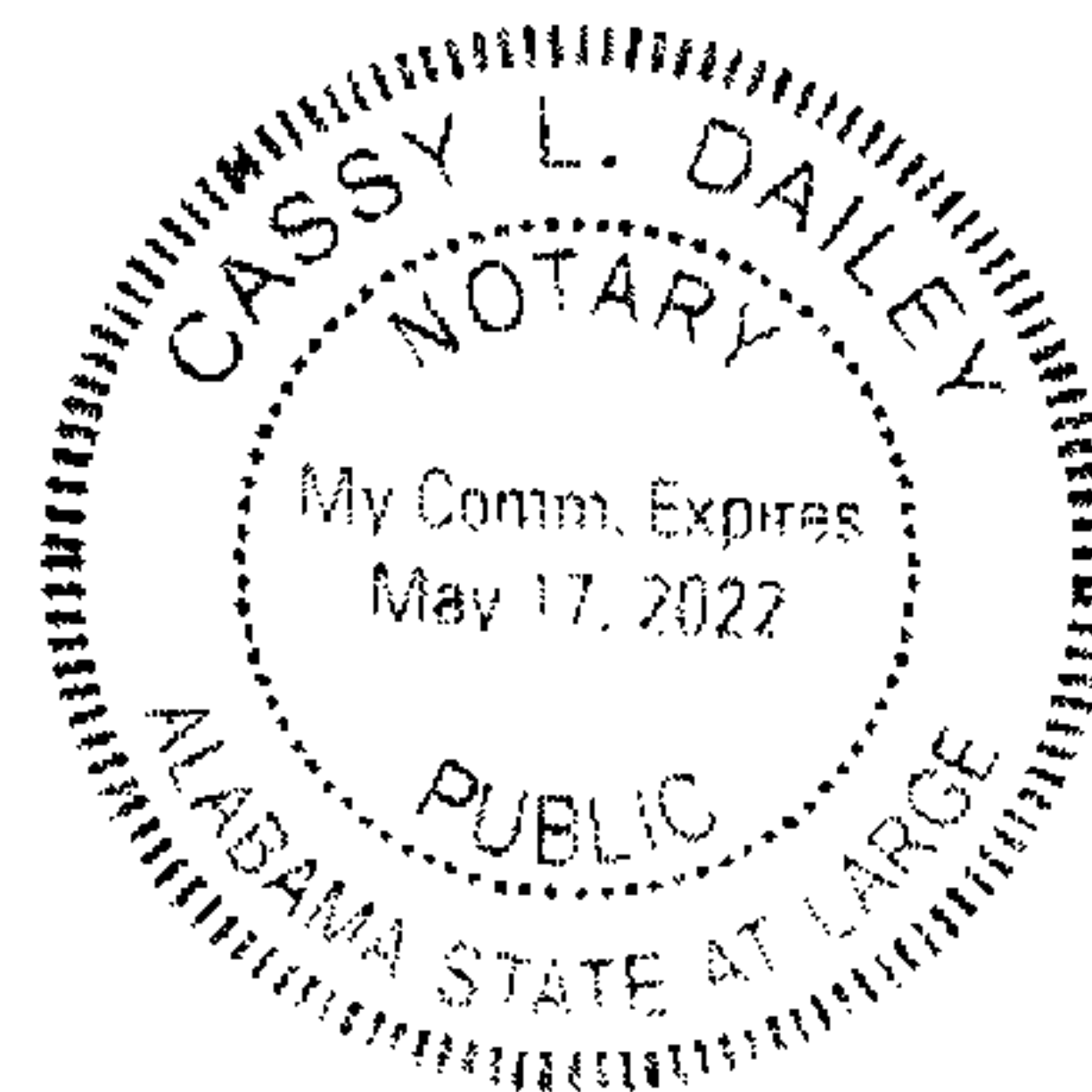
Given under my hand and official seal this the 27th day of August, 2021.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2021 03:29:24 PM
\$26.00 BRITTANI
20210902000430200

