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DEEDS 1/3

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Joshua Turner
270 Country Hills Rd.
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Five Thousand Dollars and No Cents (\$605,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Phillip M. Edwards and Tammy M. Edwards, husband and wife, whose mailing address is:

521 Industrial Park Rd., Montevallo, AL 35115

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

Joshua Turner, whose mailing address is:

270 Country Hills Rd ; Montevallo, AL 35115

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, 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.

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 30th day of August, 2021.

Phillip M Edwards Tammy M. Edwards
Phillip M. Edwards Tammy M. Edwards

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Phillip M. Edwards and Tammy M. Edwards, husband and wife 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 2021.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____

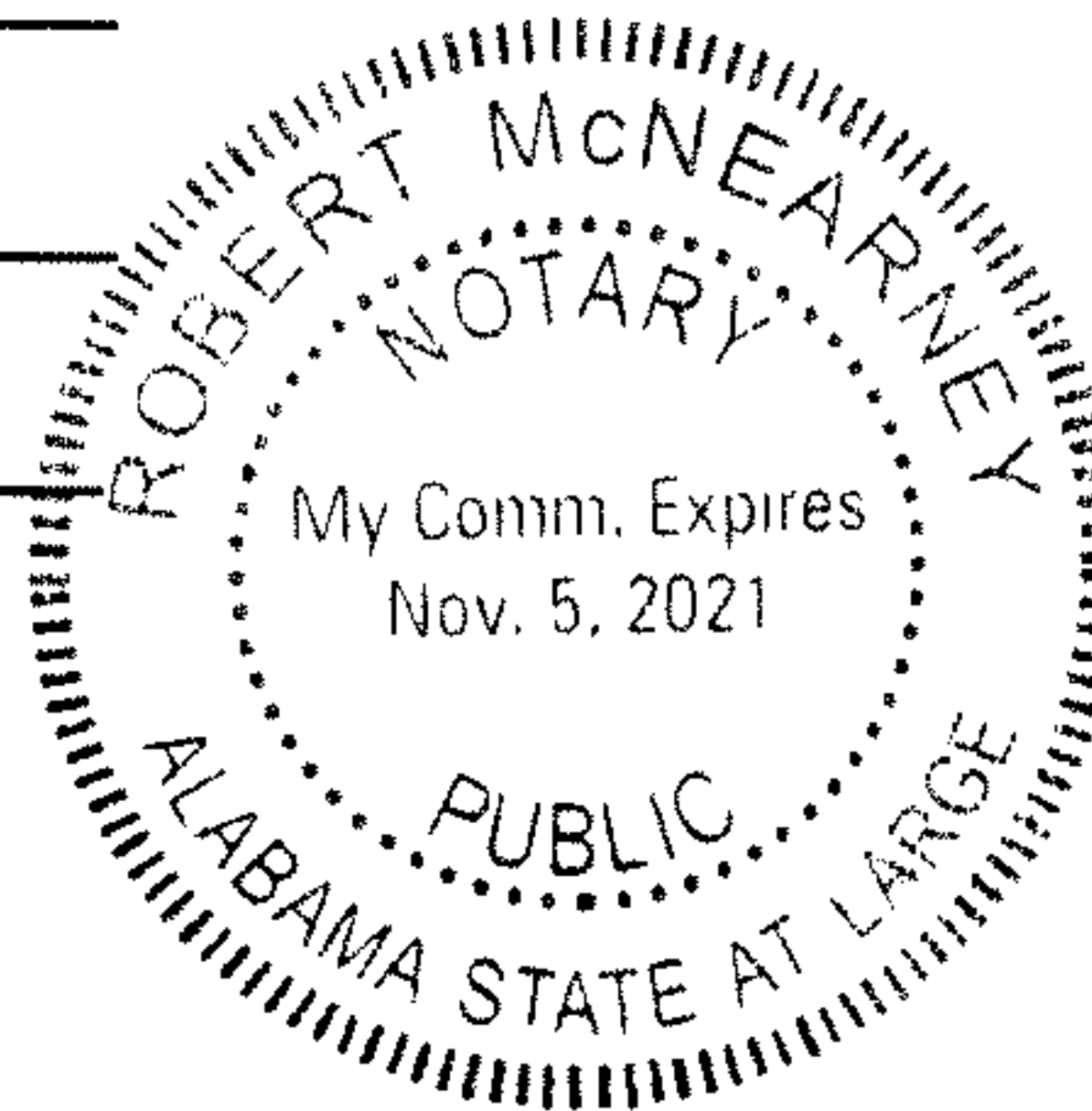


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 21-4376

Lot 275, according to the Final Record Plat of Creekside Phase 2 - Part B, as recorded in Map Book 39, Page 58A and 58B in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$633.00 BRITTANI
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Allen S. Bayl