

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Michael D. Schwitek
545 Scott Rd.
Montevallo, AL 35115

GENERAL WARRANTY DEED

20210922000463470
09/22/2021 03:30:06 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)**, 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

Lyman Eric Perrine Jr. and Cortney Michelle Perrine, husband and wife, whose mailing address is:

545 Scott Rd., Montevallo, AL 35115

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

Michael D. Schwitek, whose mailing address is: 7000 Prosper Ave, Bessemer, AL 35023

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **545 Scott Rd., Montevallo, AL 35115** to-wit:

Parcel I

A parcel of land in NE 1/4 of the SE 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run West along the South line of said section a distance of 661.0 feet to a point; thence North and parallel with the section line a distance of 1949.84 feet (1940.29 feet deed) to the point of beginning; thence continue same course a distance of 700.00 feet to an old rock corner painted white as referred to in Deed Book 308, Page 940 dated November 1977; thence run Easterly along the North line of said Parcel II a distance of 235.00 feet more or less to the center of McHenry Creek; thence Southeasterly along the meanders of said creek a distance of 700 feet more or less to the Northeast corner of Callahan property; thence an azimuth of 252.26 feet Southwesterly along the Northerly line of Callahan property a distance of 779.00 feet more or less to the point of beginning. Stated in Shelby County, Alabama. Ray Weygand Reg, L.S. #24973, Order #1106, dated August 6, 2018.

Parcel II

Description of the center line of a 15 foot wide easement of Ingress and Egress across Boggs, Booth and Callahan property Commence at the center of a bridge over McHenry Creek and on the center of a public road called Scott Road; thence an azimuth of 247 degrees 56 minutes Southwesterly along said public road 397.75 feet to the intersection with the center of said Old Field Road; thence an azimuth of 302 degrees 03 minutes Northwesterly along center of said road 189.4 feet, thence an azimuth of 306 degrees 18 minutes Northwesterly along said center 59.9 feet; thence an azimuth of 315 degrees 28 minutes Northwesterly along said road 247.6 feet; thence an azimuth of 345 degrees 35 minutes Northwesterly along said road 66.0 feet to the Southerly line of Callahan property; thence proceed Northwesterly along the previous course 200.0 feet; thence an azimuth of 322 degrees 33 minutes Northwesterly along said road 270.1 feet to the Northerly line of said Callahan property, said road continues on into Boykin property and terminates, said easement is 7.5 feet each side of the described Old Field Road center line.

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

\$243,000.00 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 17th day of September, 2021.



Lyman Eric Perrine Jr.


Cortney Michelle Perrine

State of Alabama

County of Shelby

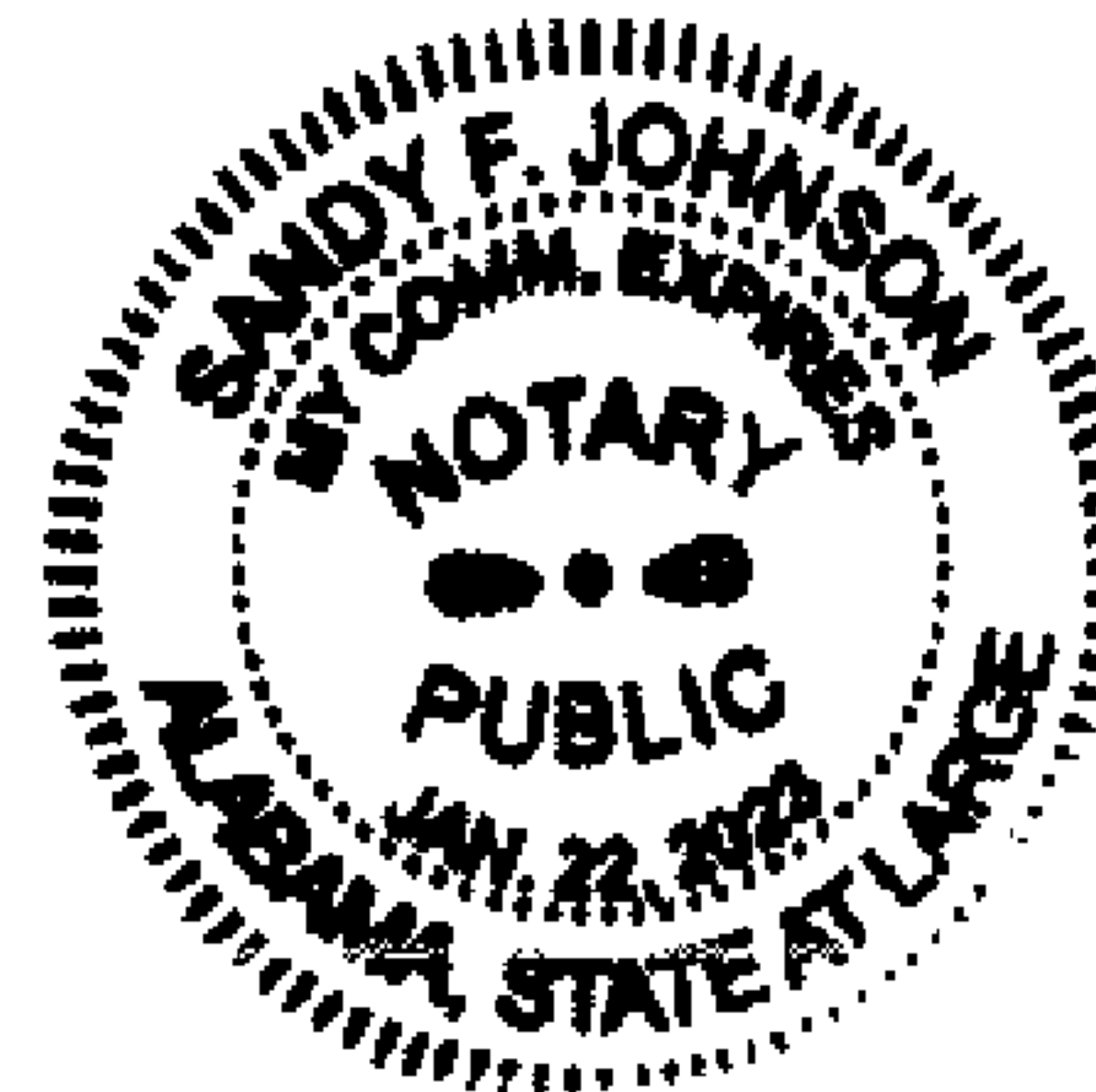
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lyman Eric Perrine Jr. and Cortney Michelle Perrine, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of 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 17th day of September, 2021.


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2021 03:30:06 PM
\$52.00 CHARITY
20210922000463470

