

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GRANTEE'S ADDRESS
Jesse Schillings Touchstone
227 Beech Hollow
Chelsea, ALABAMA 35043

20210927000467790 1/1 \$50.00
Shelby Cnty Judge of Probate, AL
09/27/2021 08:25:30 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty-Eight Thousand and 00/100 (\$28,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John Raymond Randall, an unmarried individual** (hereinafter referred to as GRANTOR), whose address is 961 Highway 468, Vincent, AL 35178, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jesse Schillings Touchstone**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

All of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 18 South, Range 2 East lying East of Highway 468, Shelby County, Alabama. Less and Except property conveyed to George D. Drummond, Jr. And Sylvia A. Drummond in deed recorded in Instrument 1993-38648 in the Probate Office of Shelby County, Alabama.

Also less and except any part of subject property lying within a public road right of way. Minerals and mining rights excepted.

Property Address: 961 Highway 468, Vincent, AL 35078

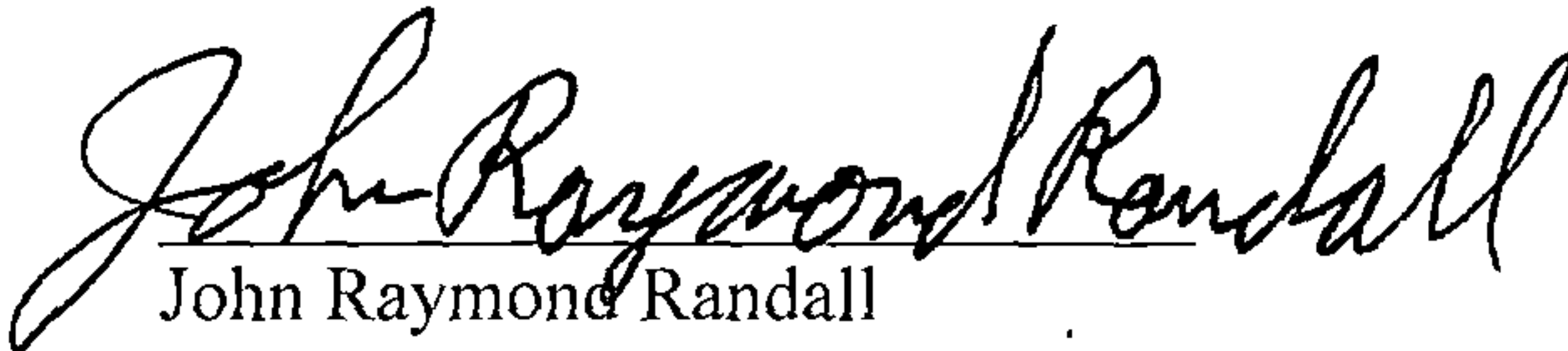
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

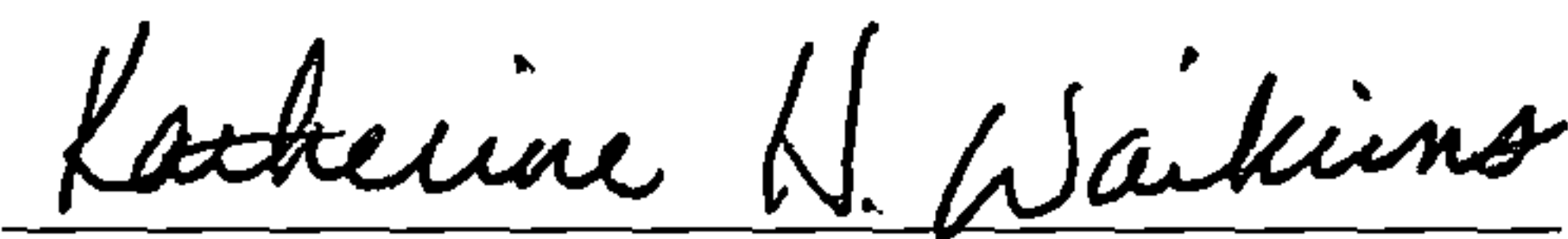
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 24th day of September, 2021.


John Raymond Randall

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Raymond Randall, an unmarried individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of September, 2021.


NOTARY PUBLIC
My Commission Expires: 8/14/25

Shelby County, AL 09/27/2021
State of Alabama
Deed Tax: \$28.00