

This Document Prepared by:

Glencile Greenlea
669 Barnes Rd.
Pike Rd., AL 36064

Send Tax Notice to:

Issiac Dickens
1319 Highway 47
Columbiana, AL 35051

After Recording, return to:

Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Pkwy., Ste. I
Cleveland, Ohio 44128

All consideration is being paid by a
mortgage being filed simultaneously.

M.I.S. FILE NO 1896041

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

That for and in consideration of the sum of Three-Hundred, Sixty-Thousand and 00/100 dollars (\$360,000.00) and other good and valuable consideration, to the undersigned grantor(s), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Glencile Greenlea Single, grant, bargain, sell, and convey unto Issiac D. Dickens and Arkia Northern-Dickens Married joint tenants with rights of survivorship, the following described real estate, situated in Shelby, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions, and reservations of record, if any.

Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

Being the same property conveyed unto Grantor herein by deed from Arthur A. Greenlea and Glencile A. Greenlea dated January 10, 2013 and recorded January 10, 2013 in Instrument Number 013011000014760, Official Records of Shelby County Alabama.

Commonly Known As: 1319 Highway 47, Columbiana, AL 35051

Assessor's Parcel No. 21 7 36 0 000 021.000

And the said Grantor for himself and his heirs and assigns that he is lawfully seized in fee simple of the aforegranted premises; that they are free from liens and all other encumbrances; that he has good right to sell and convey the same, and that he will warrant and defend the said premises to the said Grantor, his heirs and assigns, forever against the lawful claims and demands of all persons.

The above described property does not constitute any part of the homestead of the Grantor.

TO HAVE AND TO HOLD the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto [his/her] heirs and assigns forever.

Witness the hand and seal of the Grantor this 17th day of ~~August~~ ^{September}, 2021.

Glencile Greenlea
Glencile Greenlea

THE STATE OF ALABAMA)
) SS:
COUNTY OF SHELBY)

I Beryl Michelle Parker, a Notary Public in and for said state, hereby certify Glencile Greenlea 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of ~~August~~ ^{September}, A.D. 2021.

Beryl Michelle Parker
NOTARY PUBLIC

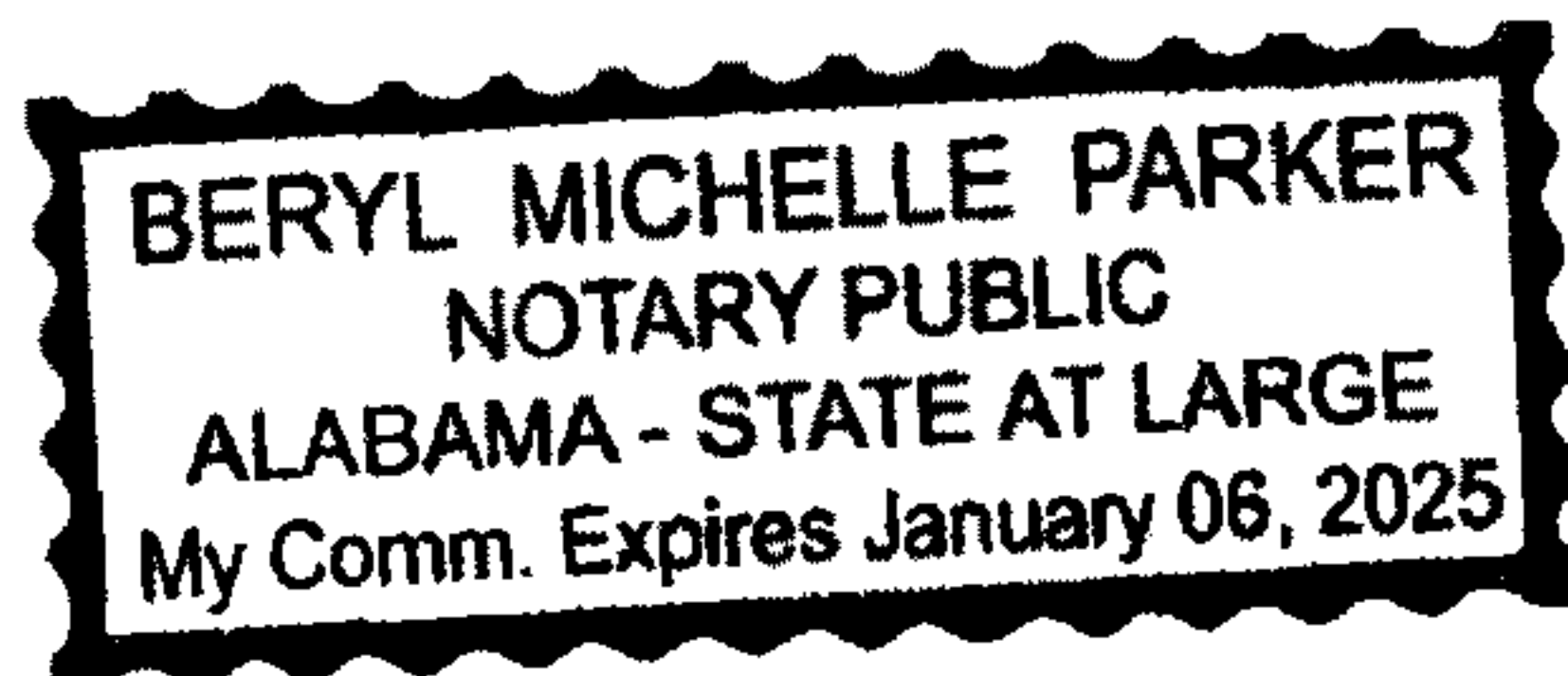


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

BEGINNING AT A POINT 21 FEET WEST OF THE SE CORNER OF THE SE 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, AND RUN SOUTH 86 DEGREES 15 MINUTES WEST ALONG THE SOUTH LINE OF SAID 40 ACRES 420 FEET TO THE EAST SIDE OF THE COLUMBIANA AND SHELBY PUBLIC ROAD; THENCE NORTH 23 DEGREES 45 MINUTES WEST ALONG THE EAST SIDE OF SAID ROAD 222 FEET; THENCE NORTH 86 DEGREES 15 MINUTES EAST 420 FEET; THENCE SOUTH 23 DEGREES 45 MINUTES EAST 210 FEET TO POINT OF BEGINNING, AND CONTAINING 2 ACRES, MORE OR LESS, AND LOCATED IN SHELBY COUNTY, ALABAMA.

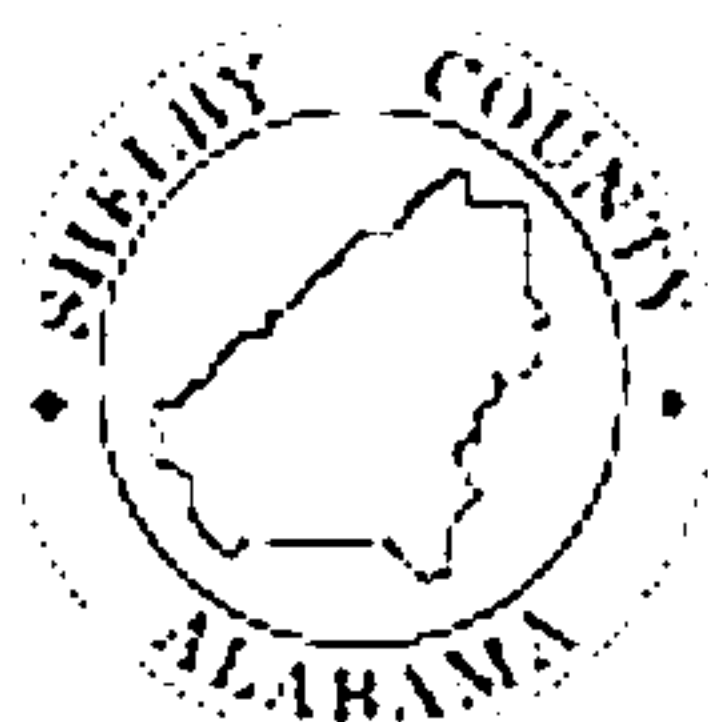
PARCEL "B":

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, THENCE NORTH 86 DEGREES 15 MINUTES EAST 660 FEET; THENCE NORTH 2 DEGREES 45 MINUTES WEST 212 FEET; THENCE SOUTH 86 DEGREES 15 MINUTES WEST 740.2 FEET; THENCE SOUTH 23 DEGREES 45 MINUTES EAST 210 FEET; THENCE NORTH 86 DEGREES 15 MINUTES EAST 21 FEET TO POINT OF BEGINNING, CONTAINING THREE AND 42/100 ACRES, MORE OR LESS, AND LOCATED IN SHELBY COUNTY, ALABAMA.

Parcel ID:21 7 36 0 000 021.000

Commonly known as 1319 HIGHWAY 47, Columbiana, AL 35051
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20160105000003260.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2021 01:31:28 PM
\$228.00 CHERRY
20210927000469520

Allen S. Bayl