

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

Send Tax Notice To:
Tommy Ray Hanner Jr.
619 King Valley Cir.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty One Thousand Dollars and No Cents (\$231,000.00)**, 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

David R. Harris and Nancy E. Harris, a married couple, whose mailing address is:

619 King Valley Cir., Pelham, AL 35124

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

Tommy Ray Hanner Jr., whose mailing address is:

140 Pebble Ln, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **619 King Valley Cir., Pelham, AL 35124** 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.

\$219,450.00 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 24th day of September, 2021.

David R. Harris

David R. Harris

Nancy E. Harris

Nancy E. Harris

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that David R. Harris and Nancy E. Harris, 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 24th day of September, 2021.

Sandy F. Johnson

Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023

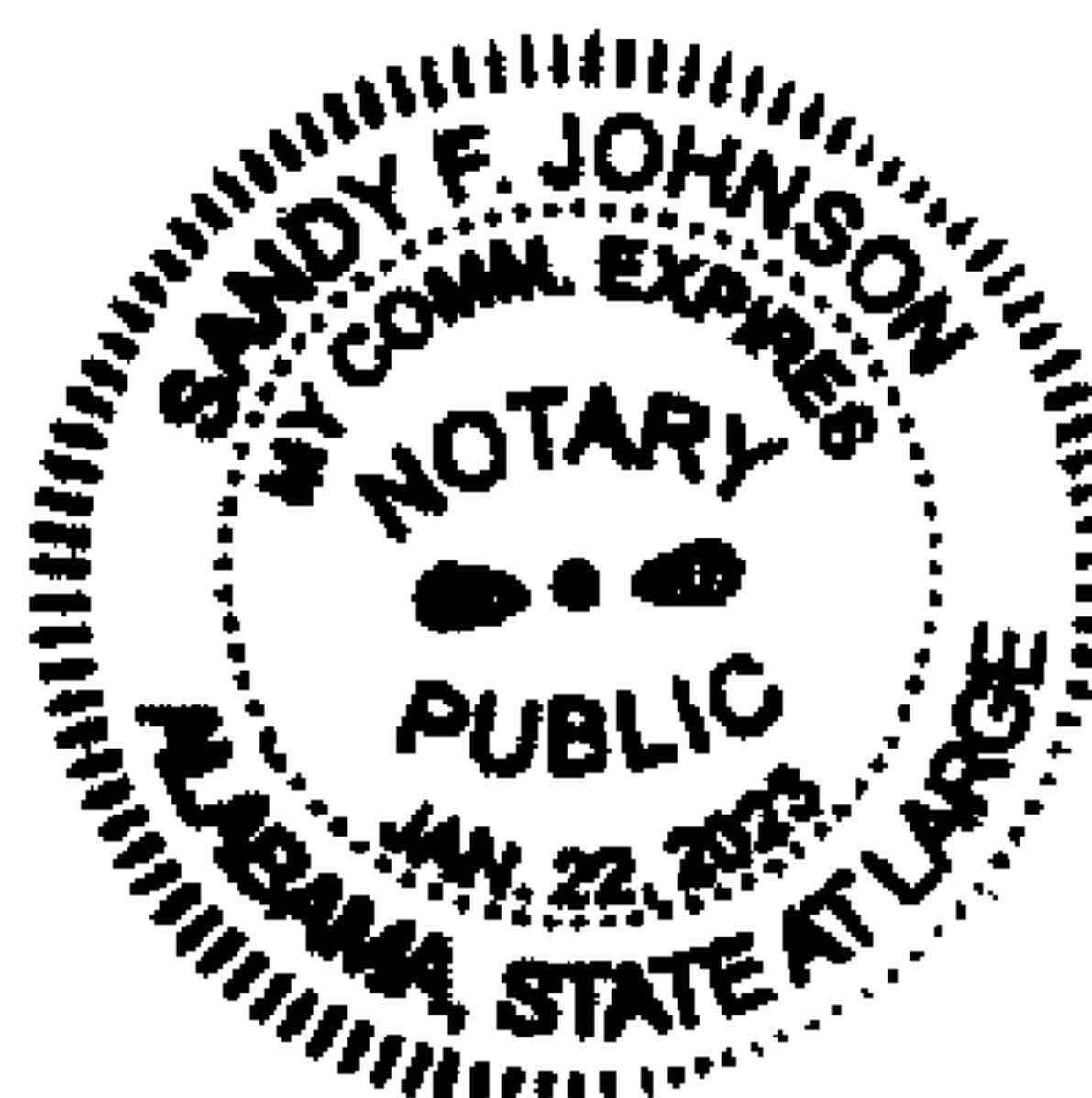
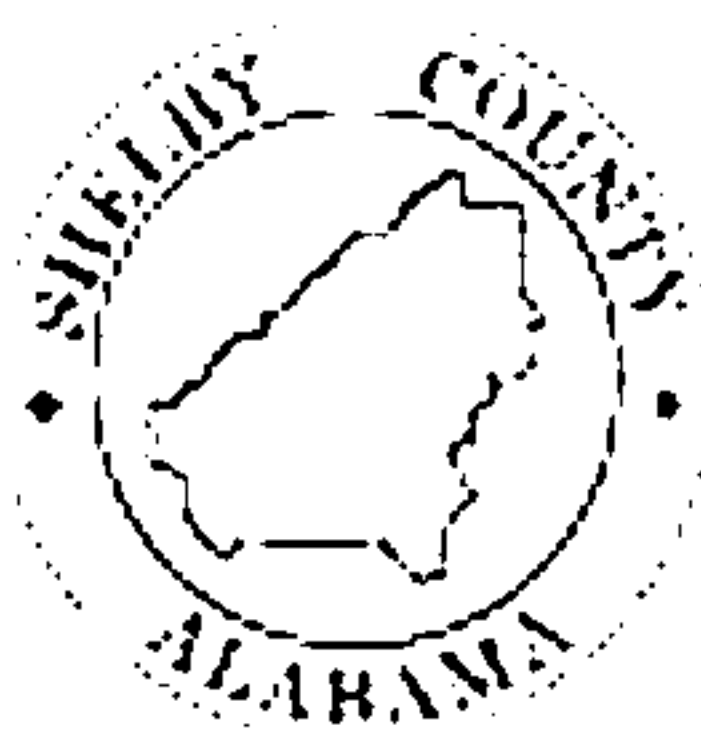


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast Corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West; run thence in a Westerly direction along the South line of said Quarter-Quarter section for a distance of 535.83 feet; thence turn an angle to the right of 88 degrees 20 minutes 19 seconds and in a Northerly direction for a distance of 51.9 feet; thence turn an angle to the right of 92 degrees 33 minutes and in an Easterly direction for a distance of 219.14 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 178.31 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 125 feet; thence turn an angle to the left of 90 degrees and in a westerly direction for a distance of 178.96 feet; thence turn an angle to the left of 90 degrees 18 minutes and in a Southerly direction for a distance of 125 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2021 01:08:18 PM
\$37.00 JOANN
20210928000472670

Allie S. Boyd