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09/30/2021 12:23:57 PM
DEEDS 1/2

Send tax notice to:
Jillian and Thomas Longacre
14477 Hwy 61
Wilsonville, AL 35186
CHL2100301

State of Alabama
County of Shelby

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Brandon D. McGill and Audra McGill fka Audra G. Boyles, husband and wife**, whose mailing address is: **695 Homestead Drive, Wilsonville, AL 35186** (hereinafter referred to as "Grantor"), by **Jillian S. Longacre and Thomas Longacre, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of said Section 27; thence S 26°50'16" E, along the diagonal of the East1/2 of the NW 1/4 a distance of 36.75' to the southerly right of way line of County Road #61 and the Point of Beginning; thence continue S 26°50'16" E a distance of 628.42'; thence N 30°36'04" E a distance of 557.30'; thence N 58°04'35" E a distance of 23.15'; thence N 27°19'52" E a distance of 78.54'; thence S 89°54'39" W a distance of 623.12' to the Point of Beginning.

Property address: 14477 Hwy 61, Wilsonville, AL 35186

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$368,280.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 28th day of September, 2021.



Brandon D. McGill

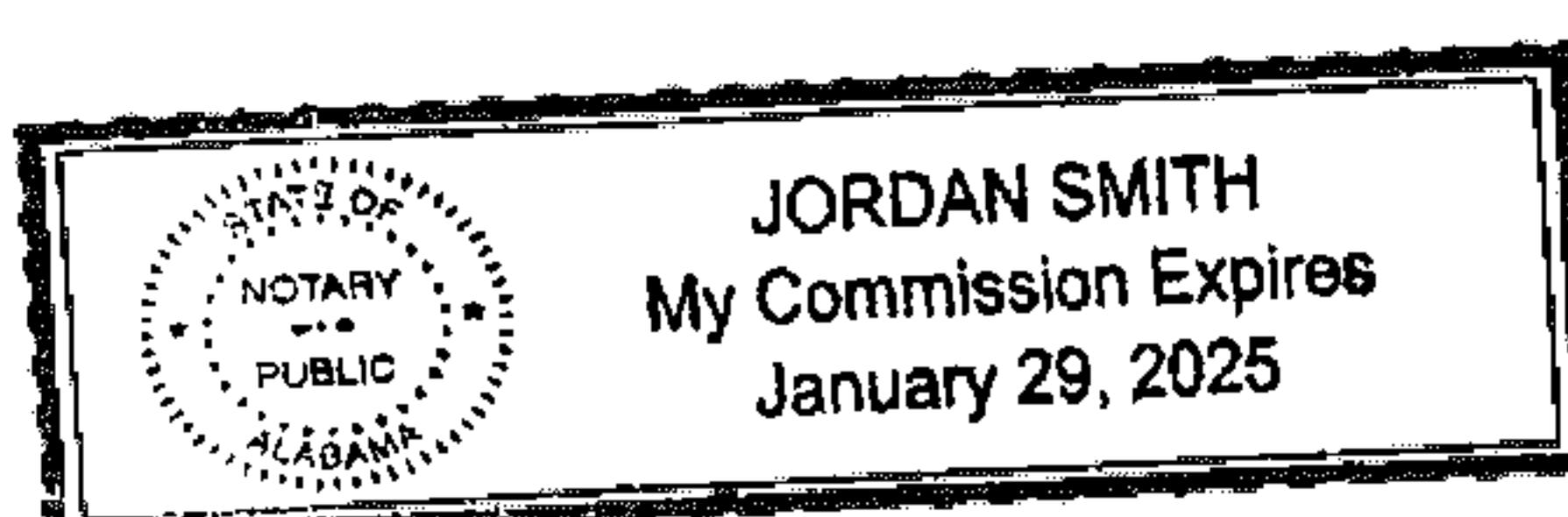


Audra McGill fka Audra G. Boyles

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon D. McGill and Audra McGill fka Audra G. Boyles, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28th day of September, 2021.



Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$27.00 JOANN
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