

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Adam Zeytoony
123 Hillside Lane
Sterrett, AL 35147

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, 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

Charles H. Cox and Donna G. Cox, husband and wife, whose mailing address is:

799 Blue Springs Road, Lincoln, AL 35096

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

Adam Zeytoony, whose mailing address is:

123 Hillside Lane, Sterrett, AL 35147

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 123 Hillside Lane, Sterrett, AL 35147** to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said 1/4-1/4; thence run North along the East boundary of said 1/4-1/4 a distance of 660.00 feet to the point of beginning; thence continue North along the East boundary of said 1/4-1/4 a distance of 425.72 feet; thence left 91 degrees 14'39" a distance of 123 feet; thence left 91 degrees 45' 20" a distance of 297.5 feet; thence left 37 degrees 7' 4" a distance of 165 feet to the point of beginning.

Also a right of way and easement for ingress and egress over and along a 40 foot road right of way, the center line of which is the existing drive leading from Shelby County Highway 280, (used to be U.S. Highway 280), to the property owned by grantees. Said right of way shall be for ingress and Shelby, Alabama.

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

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 5th day of October, 2021.

Charles H. Cox

Charles H. Cox

Donna G. Cox

Donna G. Cox

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Charles H. Cox and Donna G. Cox, 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 5th day of October, 2021.

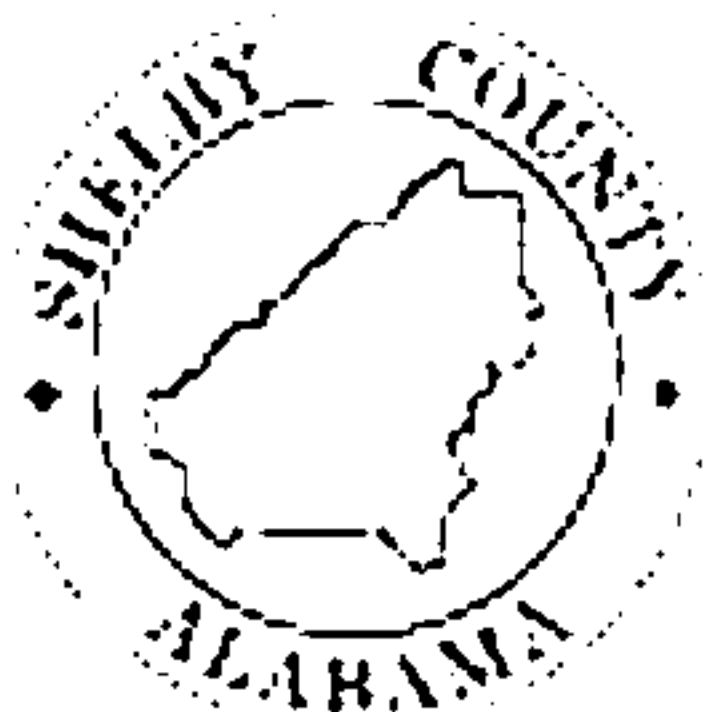
Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2021 02:07:20 PM
\$75.00 BRITTANI
20211021000513030

Allie S. Bayl