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11/01/2021 04:00:11 PM
DEEDS 1/2

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

Send Tax Notice To:
Spencer Cummings
100 Liberty Dr.
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, 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

Matthew C. Glenn, a single man, whose mailing address is:

100 Liberty Dr., Montevallo, AL 35115

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

Spencer Cummings, whose mailing address is: 33 Oakdale Dr., Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **100 Liberty Dr., Montevallo, AL 35115** to-wit:

Parcel I:

Commence at the Southwest corner of Section 17, Township 22 South, Range 3 West, Shelby County, Alabama; thence Easterly along the South line of said Section 17, a distance of 568.0 feet to a point; thence 90 degrees 00 minutes left and Northerly 210.0 feet to the point of beginning of the property being described; thence continue Northerly along last described course 156.0 feet to a point; thence 90 degrees 00 minutes right and Easterly 351.07 feet to a point; thence 132 degrees 16 minutes right and Southwesterly 41.71 feet to a point; thence 2 degrees 24 minutes left and continue Southwesterly left and continue Southwesterly 168.40 feet to a point; thence 3 degrees 09 minutes right and Southwesterly 36.77 feet to a point on the South line of said Section 17; thence 46 degrees 49 minutes right and Westerly along the South line of Section 17 a distance of 151.73 feet to a point on the right of way line of Shelby County Highway 206; thence 28 degrees 45 minutes right to chord along a highway curve to the left a chord distance of 44.19 feet to the point of beginning.

Parcel II:

Part of the Northwest quarter of the Northwest quarter, Section 20, Township 22 South, Range 3 West, more particularly described as follows:

From the Northwest corner of Section 20, run Eastward along the North line of said quarter section a distance of 572.37 feet to an iron pin; thence continue Easterly along the North line of said quarter-section Section 10 the Northeasterly right of way boundary of County Road 206 and the point of beginning, thence continue Easterly along the North line of said quarter quarter section a distance of approximately 180 feet more or less, to the center line of a small unnamed creek whose course in the vicinity of the intersection just described is generally Southerly; thence Southerly along the center line of the unnamed creek to the intersection of the creek center line with the Northeasterly boundary of the right of way of County Road 206; thence Northwesterly along said Northeasterly right of way to the point of beginning. Being situated in Shelby County, Alabama.

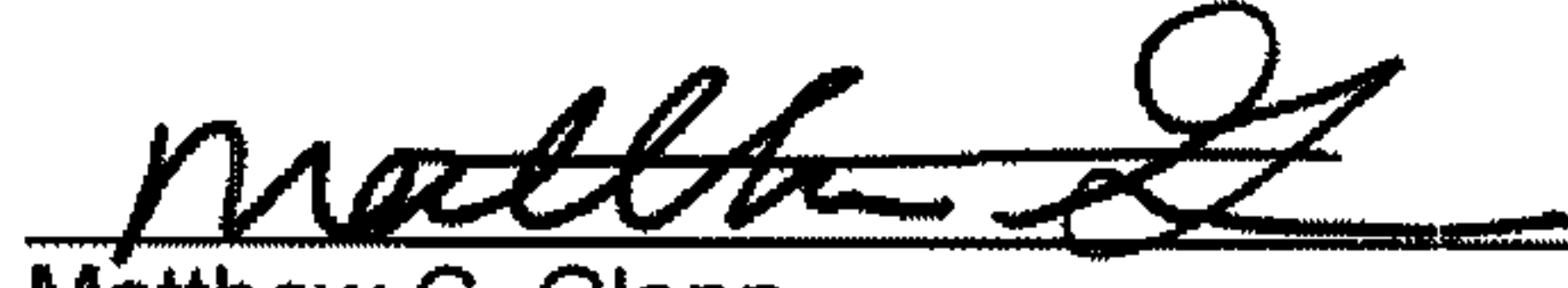
Subject to: All easements, restrictions and rights of way of record.

\$147,283.00 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.

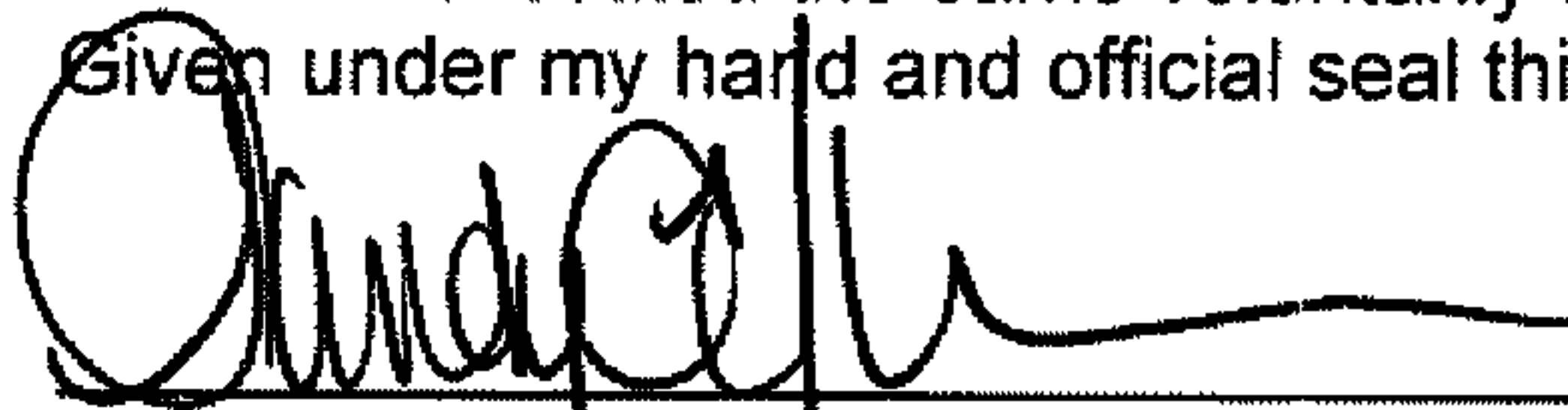
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 29th day of October, 2021.

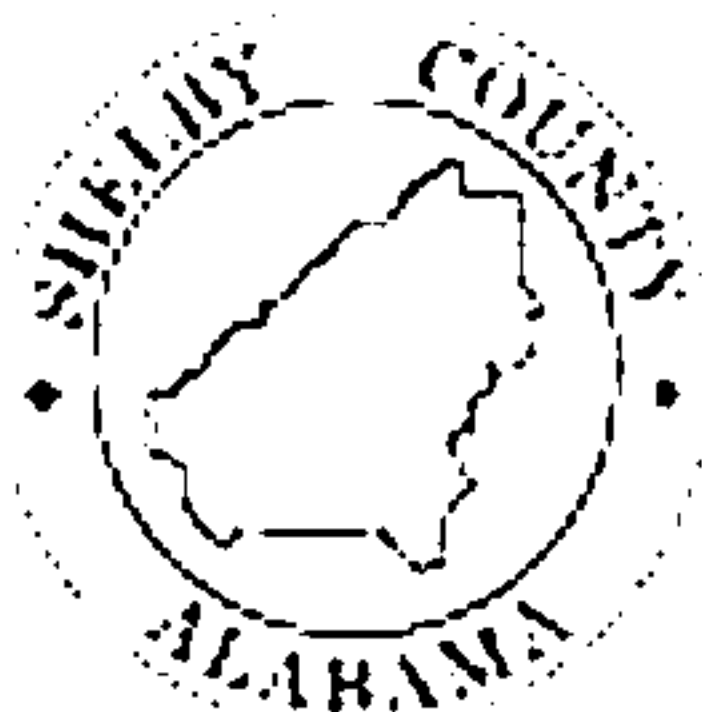
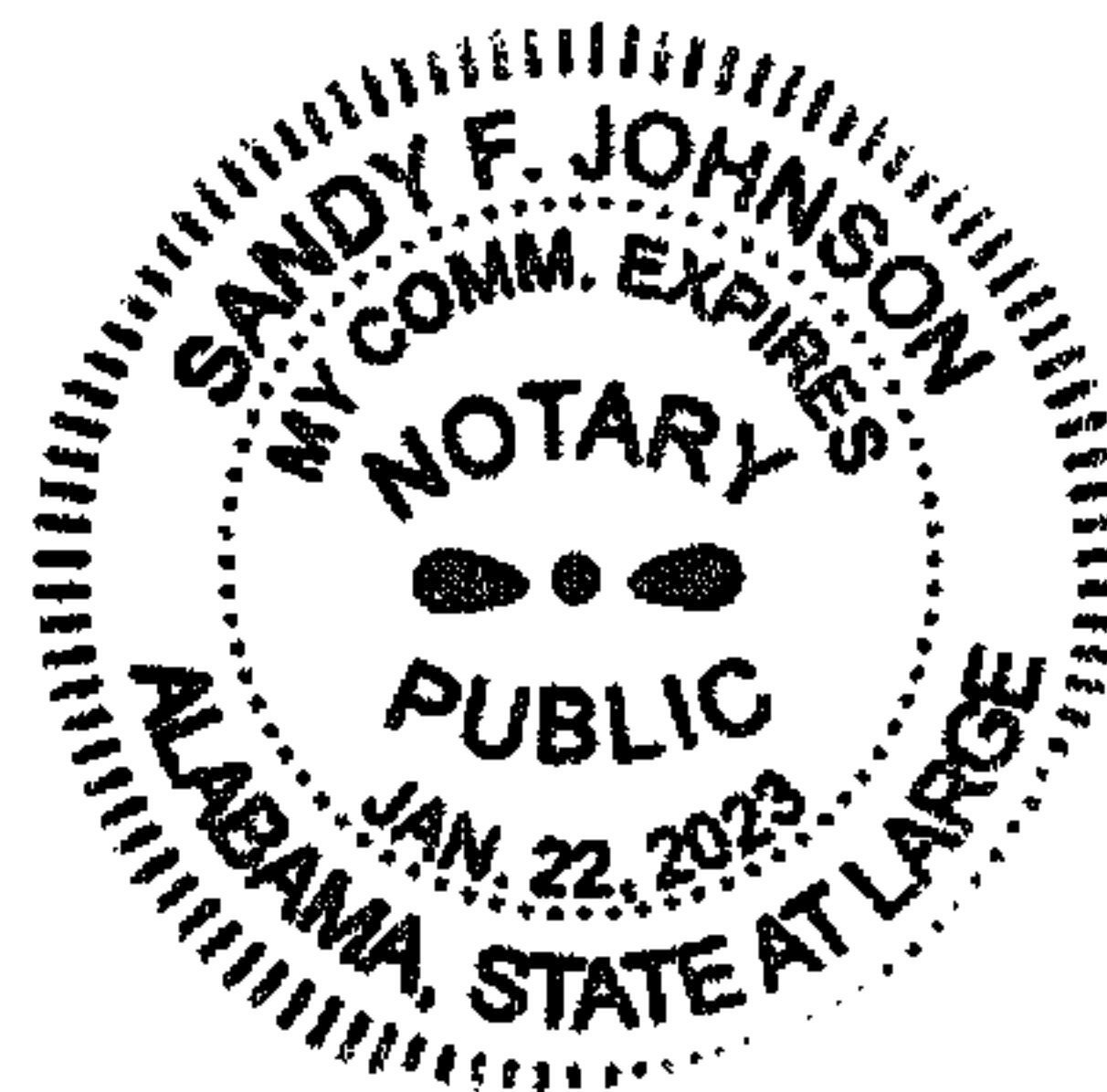

Matthew C. Glenn

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Matthew C. Glenn, 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 29th day of October, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2021 04:00:11 PM
\$28.00 CHERRY
20211101000527610

Allen S. Bayl