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11/04/2021 01:38:29 PM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Chandler Gann
920 Dogwood Circle
Birmingham, AL 35244

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, William Larkin Sumerlin and Jessica Ann Sumerlin, husband and wife, whose mailing address is: 1300 Old Cahaba Cove, Helena, AL 35080 _____, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Chandler Gann, whose mailing address is: 920 Dogwood Circle, Birmingham, AL 35244, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, the address of which is 920 Dogwood Circle, Birmingham, AL 35244, to wit:

A tract located in the NE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, said tract being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Southeast along the diagonal line between the Northwest corner and the Southeast corner a distance of 1090.50 feet; thence turn right 89°00' a distance of 714.84 feet to the point of beginning; thence continue last course a distance of 199.00 feet; thence turn left 83° 54' a distance of 255.60 feet; thence turn left 108°38.5' a distance of 208.82 feet; thence turn left 71°21.5' a distance of 210.00 feet to the point of beginning; being situated in the SE 1/4 of SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama.

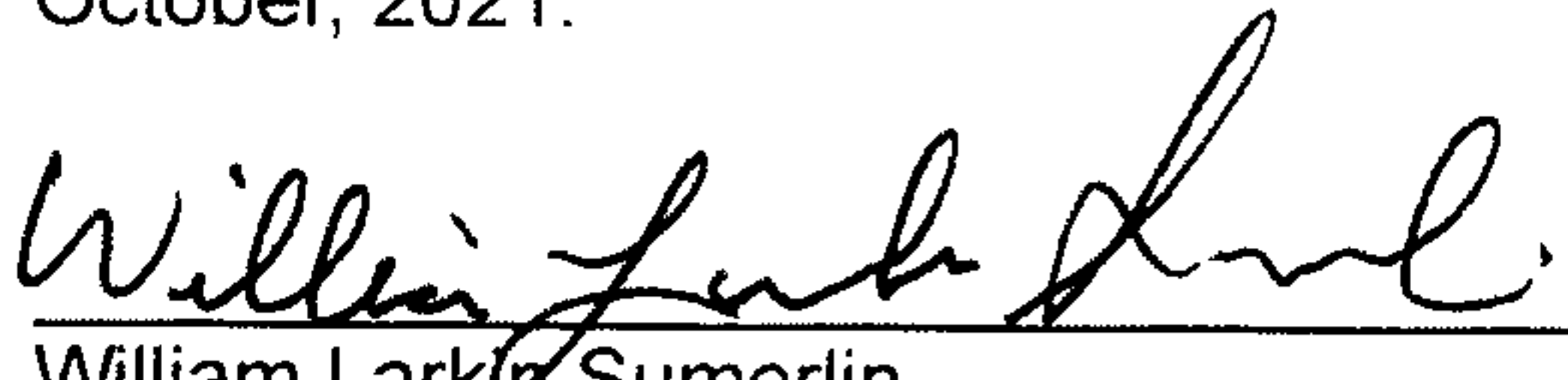
Subject to: All easements, restrictions and rights of way of record.

\$218,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

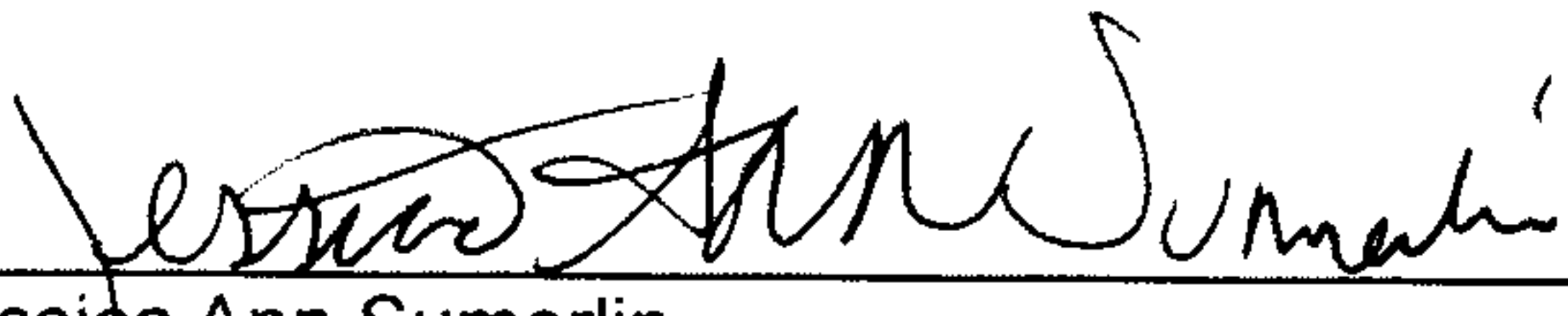
TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 28th day of October, 2021.



William Larkin Sumerlin

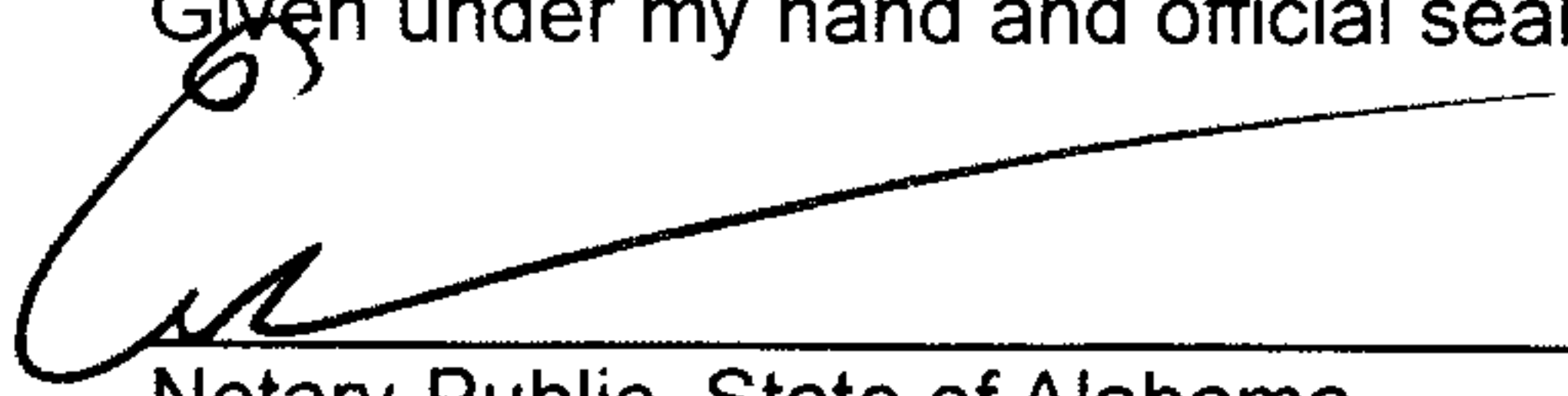


Jessica Ann Sumerlin

State of Alabama
County of Jefferson

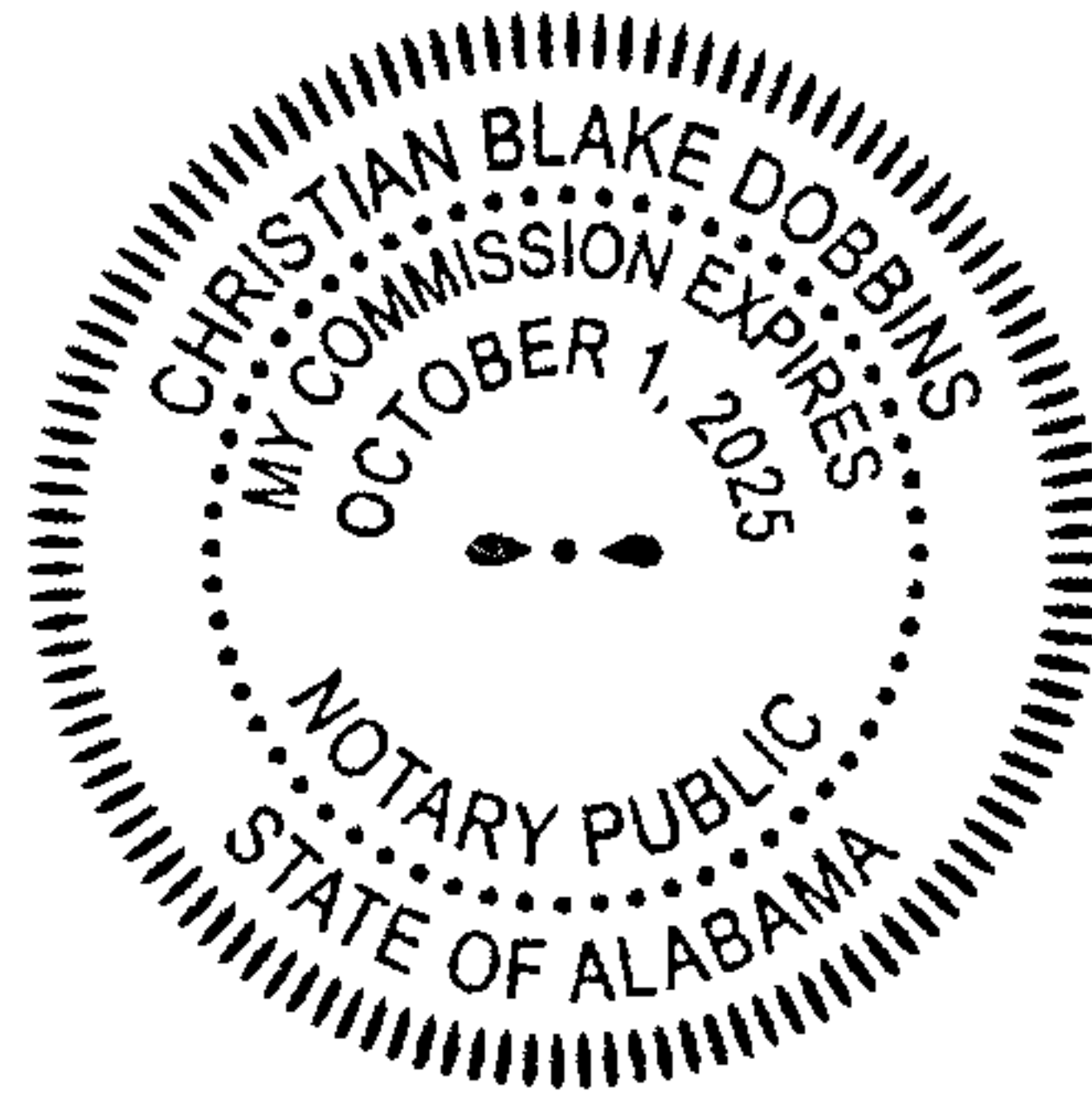
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that William Larkin Sumerlin and Jessica Ann Sumerlin is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2021 01:38:29 PM
\$36.50 KIMBERLY
20211104000535540

