

20211115000548710
11/15/2021 01:12:45 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Christopher Steven Terrill
42375 Hwy 25
Vincent, AL 35178

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100493

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Eighty Two Thousand and 00/100 Dollars (\$182,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Channon Edwards, an unmarried woman**, whose address is 1247 Katherine Street, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **Christopher Steven Terrill**, whose address is 42375 Hwy 25 Vincent AL. 35178 (hereinafter "Grantee", whether one or more), 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, **the address of which is 42375 Hwy 25, Vincent, AL 35178, to-wit:**

That certain lot situated in the Town of Vincent, Alabama, and described as follows:
Beginning at the Southeast corner of what was formerly known as the M. V. Phillips lot (now known as the J.R. Montgomery lot) and run thence in a Westerly direction and parallel with said M. V. Phillips line for a distance of 210 feet; run thence in a southerly direction 105 feet; run thence in an easterly direction and parallel with the North line of aforesaid, a distance of 210 feet to the West right of way line of the Coosa Valley Public road, a distance of 35 yards to the point of beginning, and being a part of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being the same lot as deeded by I. C. Shrader to Della Bates on the 6th day of February, 1912, also the same lot deeded by Della Bates to Mrs. M. W. Elliott dated April 25, 1913, and recorded in Deed Book 53 Page 258 in the Probate Office; also being the same lot described in second paragraph of the Last Will and Testament of M. W. Elliott, as shown in Will Book 4 Pages 11 and 12 in Probate Office; being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Robert and Barbara D. Rounds, in Deed Book 282 Page 569 in said Probate Office.

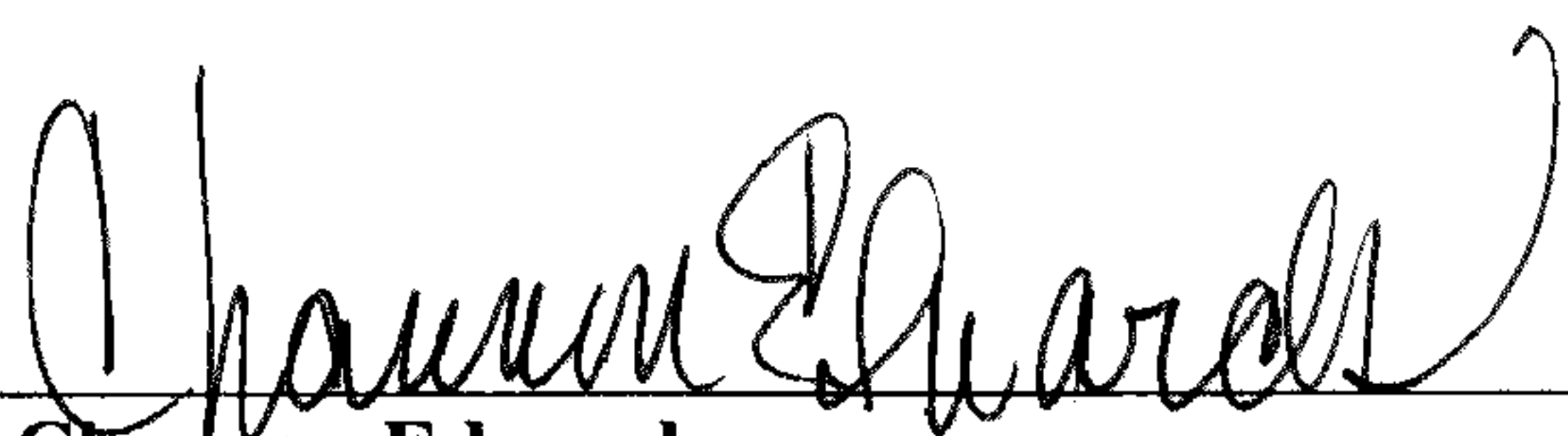
Christopher Steven Terrill is one and the same person as Christopher S. Terrill

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$142,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12th day of November, 2021.

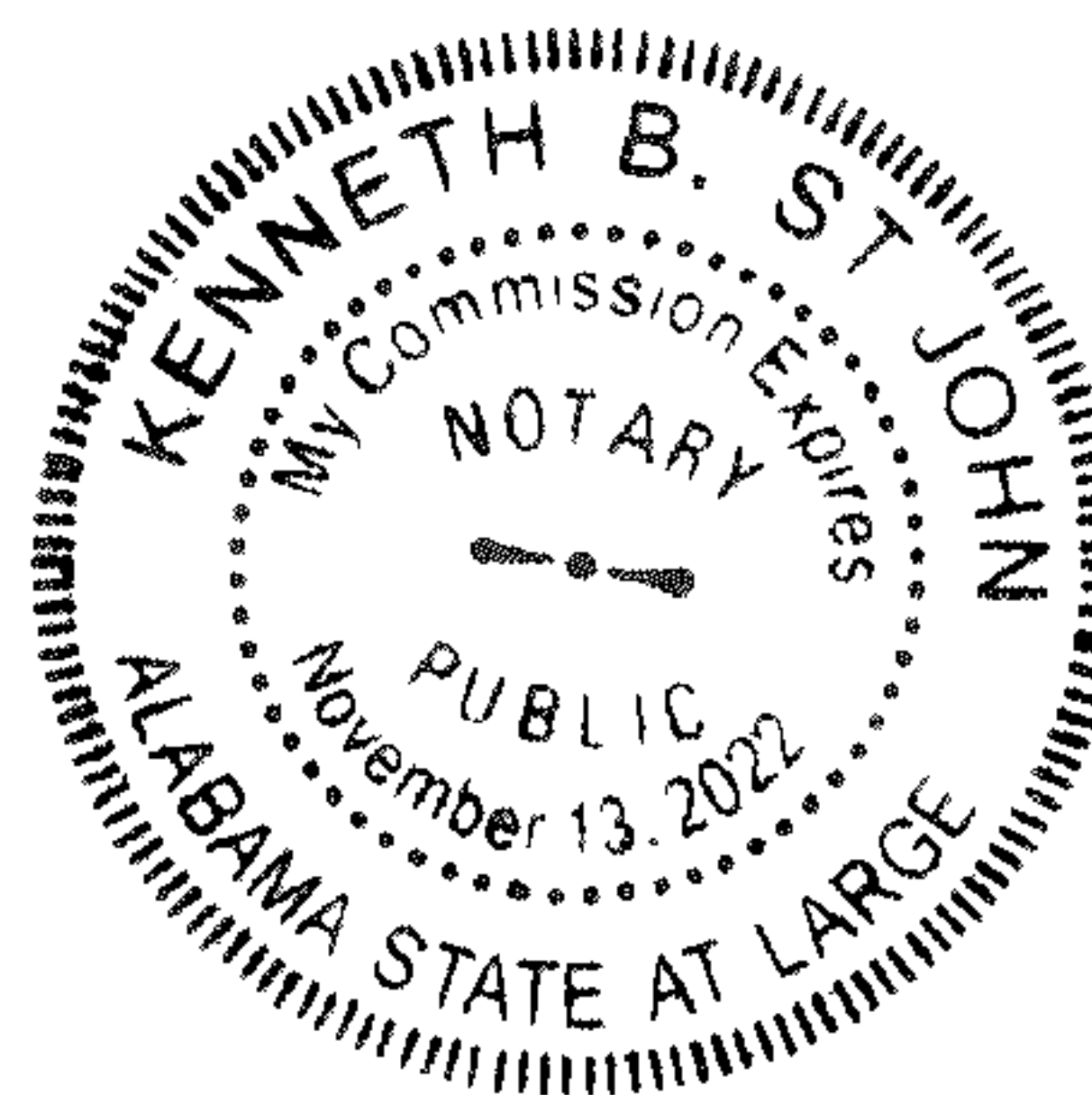

Channon Edwards

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Channon Edwards, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 12th day of November, 2021.


Notary Public : Kenneth B. St. John
My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2021 01:12:45 PM
\$65.00 CHERRY
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Allen S. Bayl