

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB2881

Joseph Green  
17836 Alecia Drive  
Vance, AL 35490

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Thirty Four Thousand Dollars and 00/100 Dollars (\$134,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Michael Allen**, a **married man\*** whose mailing address is: P.O. Box 376 Shelby AL 35143; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Green** whose mailing address 17836 Alecia Drive, Vance, AL 35490 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 345 Birmingham Street, Montevallo, AL 35115 to wit:

A part of Lot 20, Block 1, according to the survey of Birmingham Junction, made by J. R. Bozeman, as recorded in Deed Book 14, Page 239 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SW corner of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, as established by Deed Book 276, Page 839 and Deed 323, Page 748, Shelby County, Alabama and run East along the North ROW line of Birmingham Street for a distance of 24.00 feet to the Point of Beginning; thence continue along last described course a distance of 88.43 feet; thence left 87°39' and run Northerly for a distance of 175.00 feet; thence left 92°21' and run Westerly for a distance of 88.43 feet; thence left 87°39' and run Southerly for a distance of 175.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

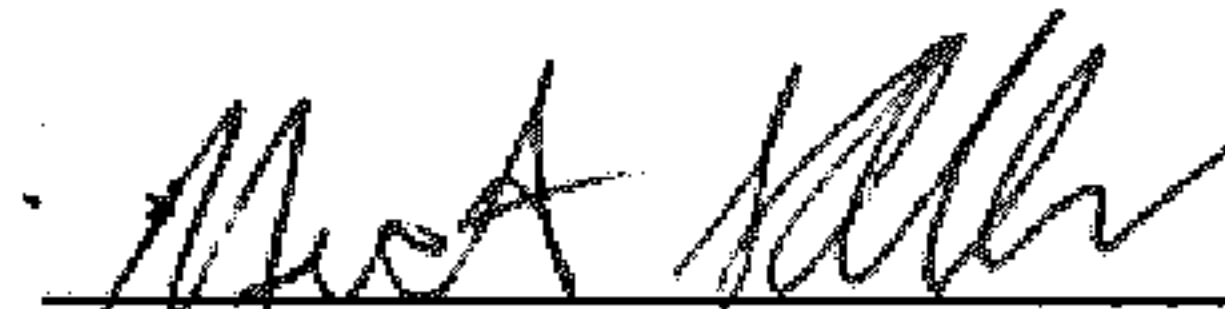
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$133,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Said property does not constitute the homestead of the Grantor or his spouse.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of Nov, 2021.

  
Michael Allen

STATE OF ALABAMA  
COUNTY OF JEFFERSON

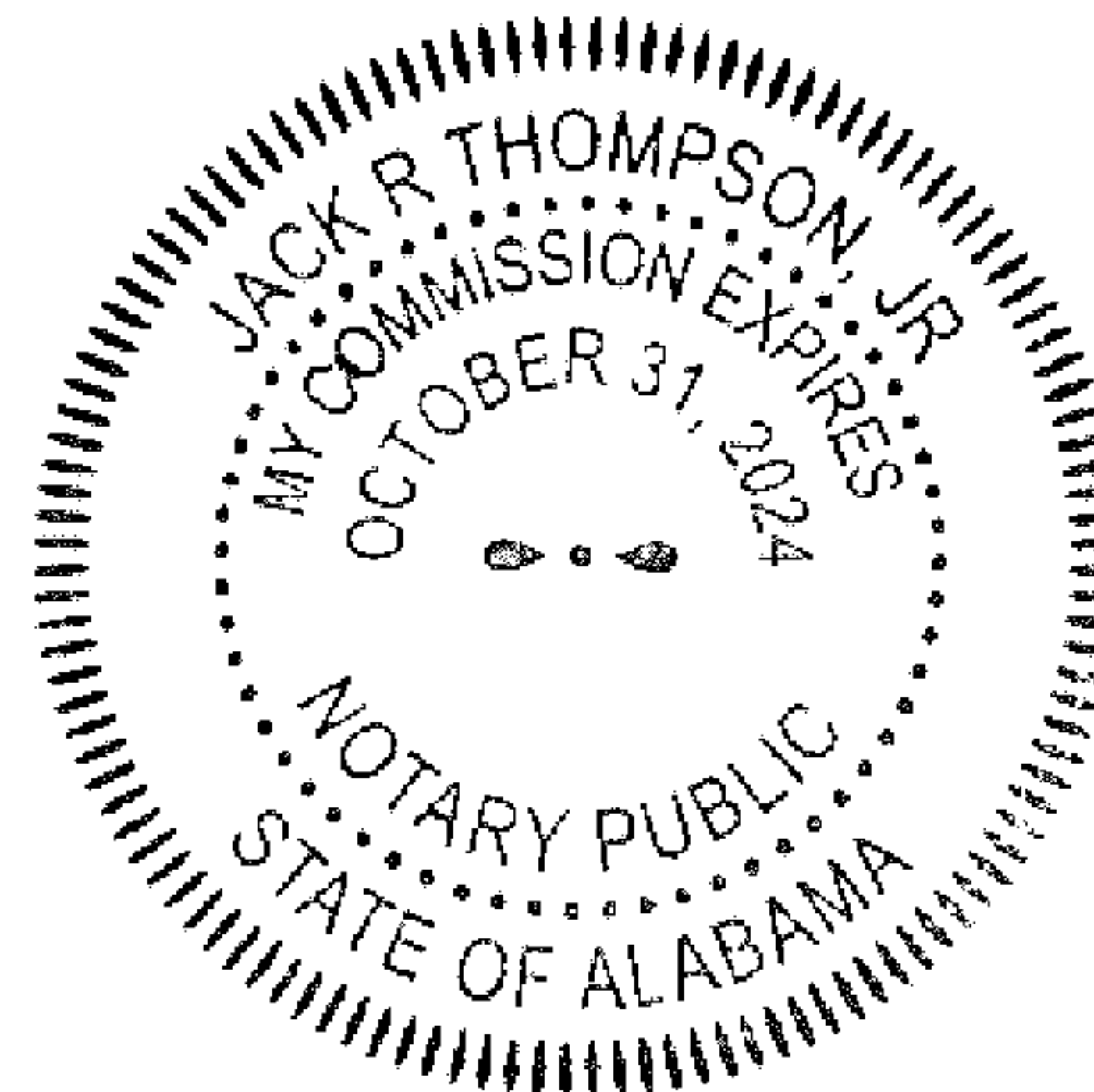
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Michael Allen** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23<sup>rd</sup> day of Nov., 2021.

My Commission Expires:

  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/24/2021 09:30:39 AM  
\$25.50 BRITTANI  
20211124000564470

