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12/15/2021 01:29:08 PM
DEEDS 1/2

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

Send Tax Notice To:
Taylor Martin
124 Hickory Hills Dr.
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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

Richard E. Baxter Jr. and Taylor Welling Baxter, a married couple, whose mailing address is:

124 Hickory Hills Dr., Alabaster, AL 35007

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

Taylor Martin, whose mailing address is:

821 Springs Ave, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 124 Hickory Hills Dr., Alabaster, AL 35007** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

\$242,500.00 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 3rd day of December, 2021.



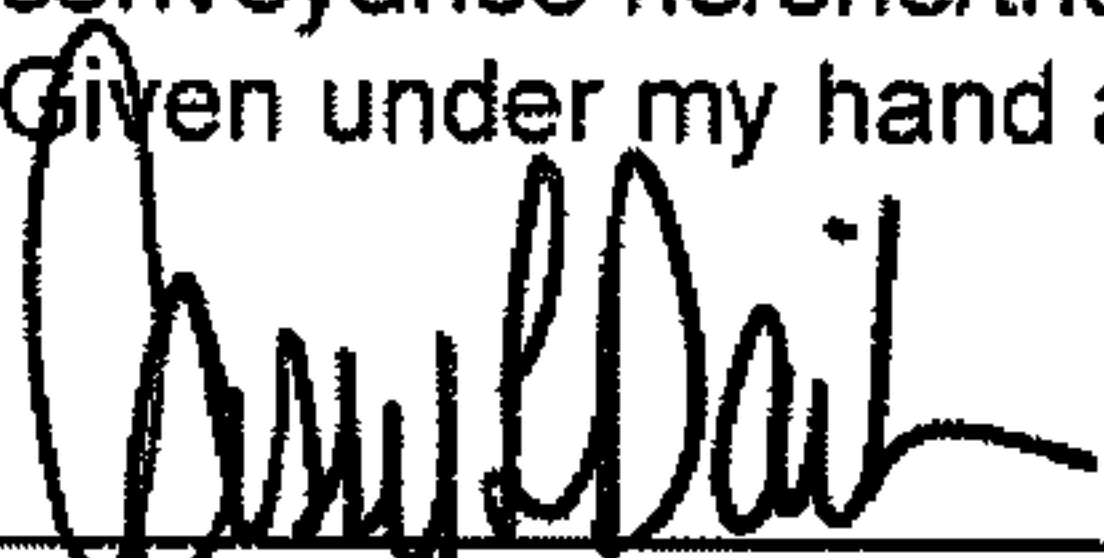
Richard E. Baxter Jr.



Taylor Welling Baxter

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Richard E. Baxter Jr. and Taylor Welling Baxter, 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 3rd day of December, 2021.



Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

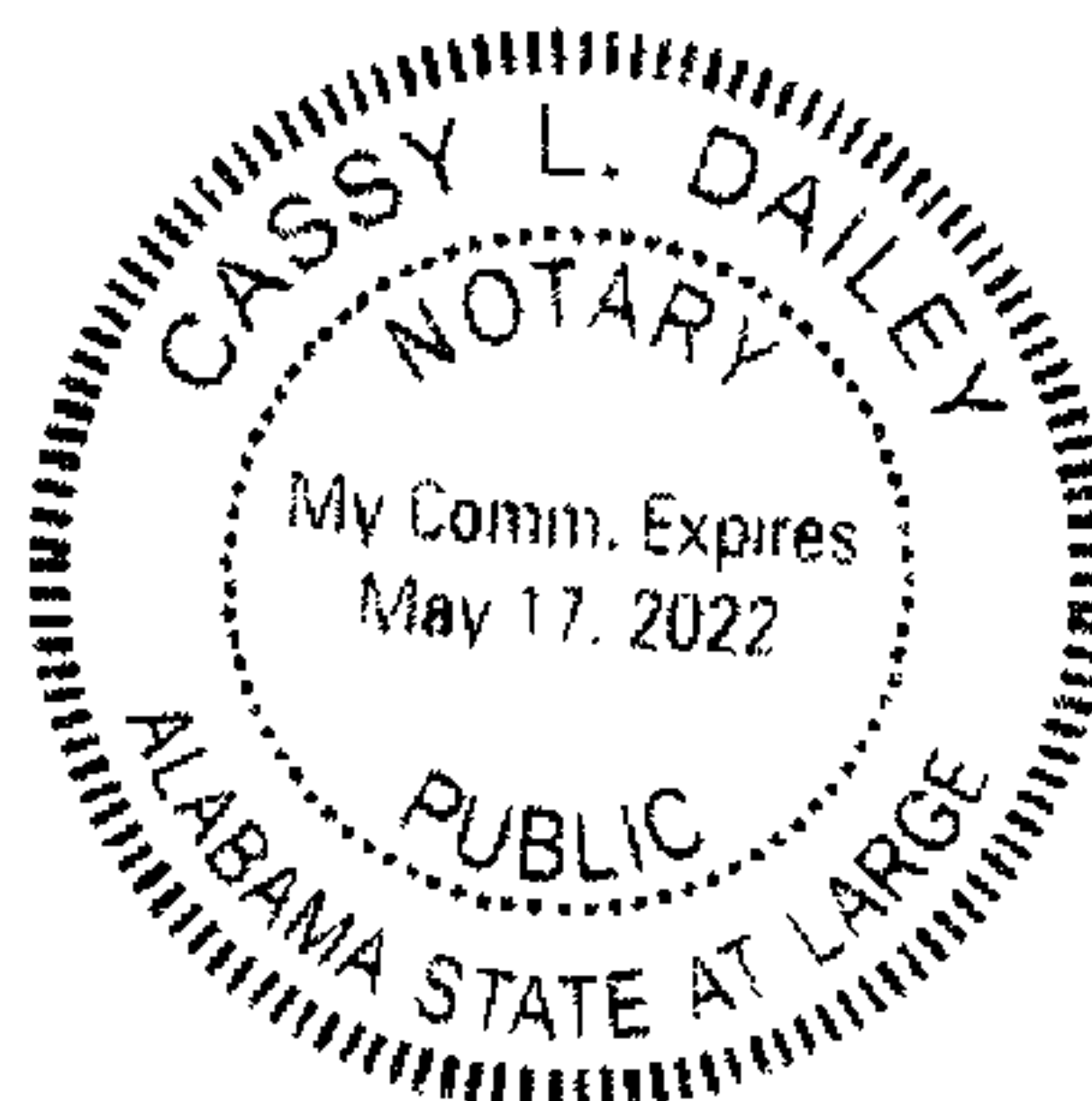
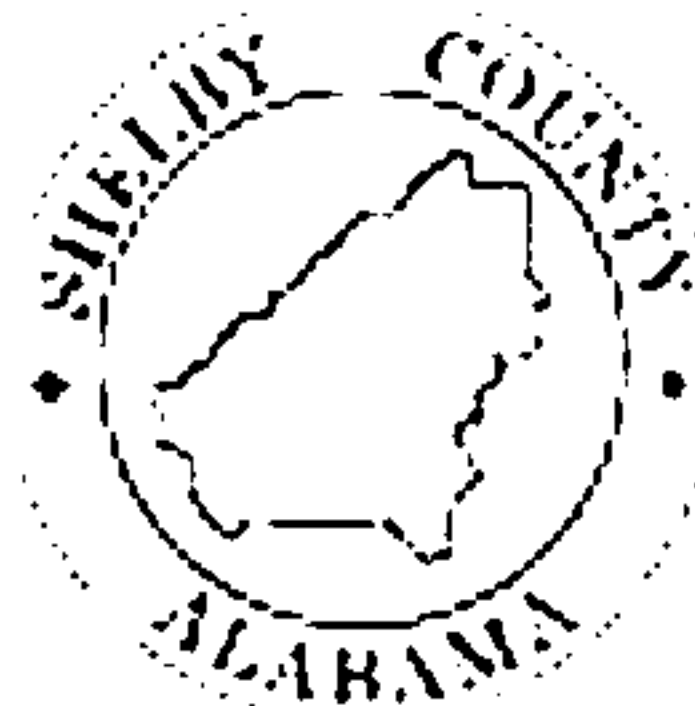


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the SE 1/4 of SW 1/4 of Section 25, Township 20, South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said 1/4-1/4 section run in an Easterly direction along the South line of said 1/4-1/4 section for a distance of 77.98 feet; thence turn an angle to the left of 75 degrees 33 minutes 30 seconds and run in a northwesterly direction along the East line of Lots 14, 15, 16, and 17, Block 3 Resurvey of George's Subdivision of Keystone, Sector 3, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 33, for a distance of 230.00 feet to the Point of Beginning; thence continue along last mentioned course for a distance of 115.00 feet; thence turn an angle to the right of 84 degrees 43 minutes; and run in an Easterly direction for a distance of 430.78 feet; more or less to a point on the Northwest right of way line of Hickory Hills Drive; thence turn an angle to the right in a Southwesterly direction along said Northwest right of way line for a distance of 100.00 feet; thence turn an angle to the right and run in a westerly direction for a distance of 401.71 feet more or less to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 01:29:08 PM
\$32.50 KIMBERLY
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Alli S. Bayl