

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-27920

Send Tax Notice To: Lisa Marie Flora

20059 River Dr.
Shelby, AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$299,900.00)**, 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 whereof is acknowledged, I or we, **G. Travis Owens and Taryn B. Owens, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lisa Marie Flora**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$284,905.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

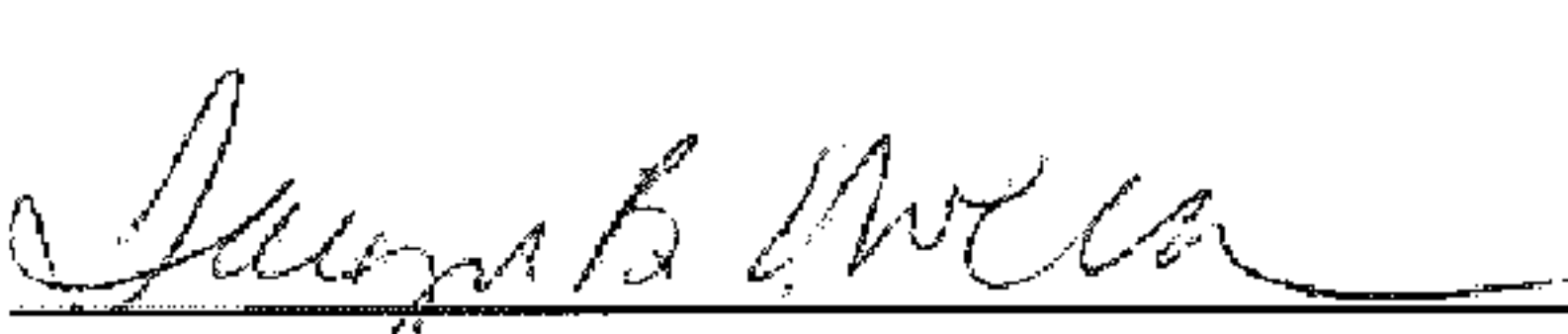
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of January, 2022.



G. Travis Owens



Taryn B. Owens

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that **G. Travis Owens and Taryn B. Owens**, whose name(s) 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 January, 2022.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

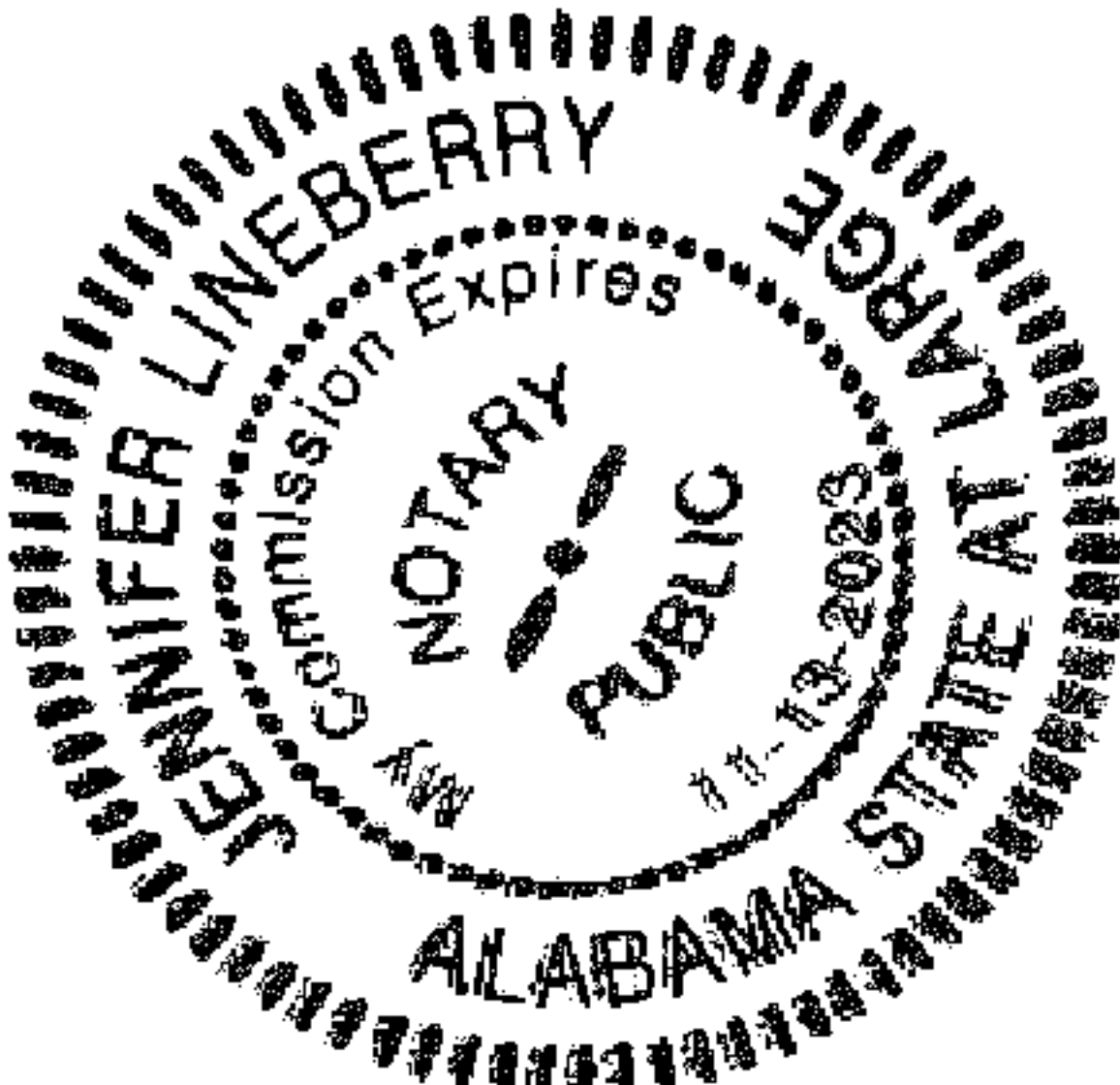


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Shelby County, Alabama, more particularly described as follows:
Begin at the point where the West boundary of Section 17, Township 22 South, Range 2 East, intersects the North boundary of Coosa River; thence run Northerly on a bearing of North 0 degrees 55 minutes 55 seconds East along the West boundary of said Section, a distance of 419.0 feet; thence South 50 degrees 24 minutes 26 seconds East a distance of 161.72 feet; thence South 15 degrees 04 minutes 31 seconds West a distance of 137.93 feet; thence South 27 degrees 12 minutes 51 seconds East a distance of 131.75 feet, more or less, to the Northerly high water line of Coosa River; thence Southwesterly along said Northerly high water line to the point of beginning.

