


STATE OF ALABAMA

COUNTY OF SHELBY

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20220308000096580 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
03/08/2022 09:53:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Twenty Thousand Five Hundred Eighty Three and 34/100 (\$20,583.34) Dollars and other good and valuable considerations to the undersigned **Maxine Abbott, a widow, whose mailing address is 80 Oak Tree Street, Cropwell, Alabama 35054, Shawn Abbott a married man, whose mailing address is 372 Autumn Road, Vincent, Alabama 35178 and Louis Harold Abbott, Jr., a married man, whose mailing address is 204 Watercross Drive, Harpersville, Alabama 35078,** herein referred to as Grantors, in hand paid by **Wendy McDaniel, whose mailing address is 124 Oak Tree Street, Cropwell, Alabama 35054,** herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all their right, title and undivided interest in and to the following described real estate situated in Shelby County, Alabama:

Part of the Southeast ¼ of the Southeast ¼ of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama, and a part of the Southwest ¼ of the Southwest ¼ of Section 11, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a ½” open top pipe in place, accepted as the Southeast corner of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed N 02°05’47” W a distance of 21.95’ to a ½” capped rebar set (29409); thence S 88°29’13” W a distance of 385.81’ to a ½” capped rebar set (29409); thence N 02°11’48” E a distance of 166.44’ to a ½” open top pipe in place; thence N 88°39’55” E a distance of 235.93’ to a ½” capped rebar set (29409); thence N 65° 54’14” E a distance of 67.00’ to a ½” capped rebar set (29409) on the Southwesterly right of way of CSX Railroad; thence along said right of way S 35°01’47” E a distance of 137.23’ to a ½” capped rebar set (29409); thence continue along said right of way S 35°01’47” E a distance of 115.71’ to a ½” capped rebar set (29409); thence leaving said right of way, proceed S 86°30’00” W a distance of 62.23’ back to the point of beginning, containing 1.48 acres, more or less.

Deed Reference: Instrument No. 20190129000030260.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

The property being conveyed herein does not constitute any part or portion of the homestead of the Grantors or their spouses.

Property Address: 240 West Highland Street, Vincent, Al 35178
Total Purchase Price: \$20,583.34

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Decree on Final Settlement, Case No. PR-2016-000318

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 3rd day of March, 2022.

Maxine Abbott
Maxine Abbott

Shawn Abbott
Shawn Abbott

Louis Harold Abbott, Jr.
Louis Harold Abbott, Jr.

STATE OF ALABAMA §

COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that Maxine Abbott, Shawn Abbott and Louis Harold Abbott, Jr., whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of March, 2022.

Pamela D. Bolton
Notary Public: Pamela D. Bolton
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150

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