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03/21/2022 02:18:18 PM
DEEDS 1/2

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2022-02-6495
Documentary Evidence: Sales Contract

Send Tax Notice To:

Kevin L. Couch
332 Emerald Lane
Chelsea, AL 35043

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Norma N. Rogers**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Kevin L. Couch**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the NW ¼ of SW ¼ and in the SW ¼ of NW ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the point of intersection of the North line of County Road 338 where it intersects with the Westerly line of County Road 39 and run thence Northwesterly along the Northerly line of County Road 338 a distance of 125 feet, more or less, to the East line of property owned by John Wayne Harris; thence run North a distance of 840 feet, more or less, to the Northwesterly corner of Lot B, according to the Resubdivision of Lot 32 of Yellowleaf Ridge Estates & acreage recorded in Map Book 21, page 24 in the Probate Office of Shelby County, Alabama, thence run in a Southeasterly direction along the Westerly line of Lots B & C of said Resubdivision to a point marking the Southernmost point of said Lot C; thence run due South 510 feet, more or less, to the North right of way line of said County Road 39; thence run in a Southwesterly direction along the North line of said County Road 39, a distance of 160 feet, more or less, to the point of Beginning.

Address of the Property: 2356 Hwy 39, Chelsea, AL 35043

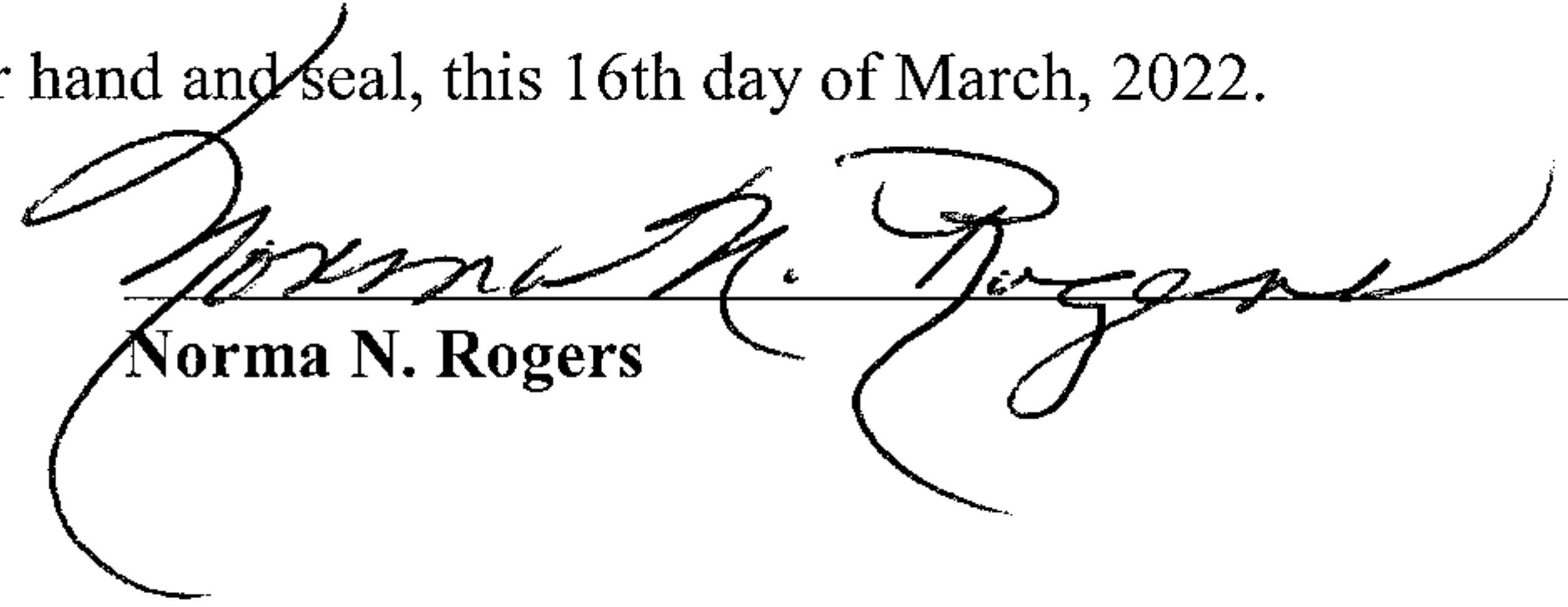
\$160,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

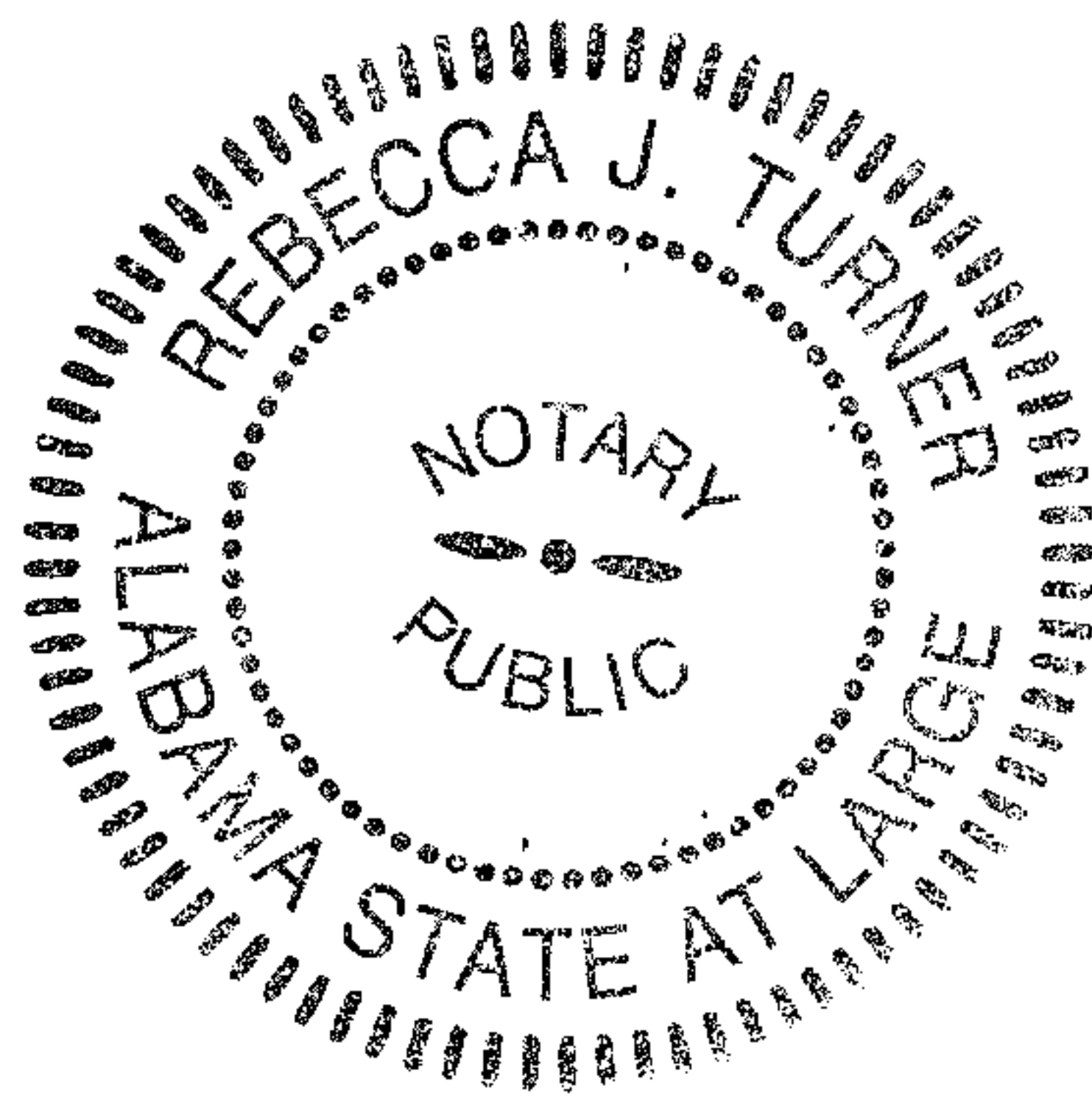
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 16th day of March, 2022.

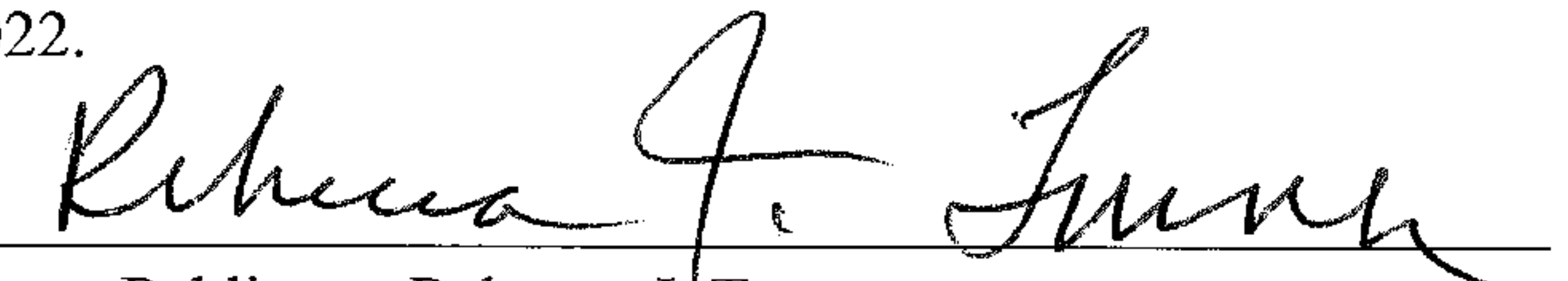

Norma N. Rogers (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Norma N. Rogers**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 16th day of March, 2022.




Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Grantors' Mailing Address:

1300 Spring Garden Street
Indian Springs, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2022 02:18:18 PM
\$65.00 BRITTANI
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