

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. ATB3091

8 Overhill Rd
Montevallo, AL 35115

[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 **Forty-eight Thousand Five Hundred and 00/100 Dollars (\$48,500.00)** 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 **Herman F. Lehman, III and Susan L. Lehman, a married couple and Margaret P. Pepper, a single person and Sarah E. Hogan,** a single person whose mailing address is: 545 Shelby St. Apt 2, Montevallo, AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Town Square Partners, LLC** whose mailing address 8 Overhill Rd, Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 620 Valley Street, Montevallo, AL 35115

Property being located in Shelby County, Alabama and lying in the Southwest Quarter of Section 21, Township 22, Range 3W being more particularly described as:

Commence at the intersection of the NW line of Broad Street and the NE line of Shelby Street in the Town of Montevallo, Alabama and run Northeasterly along the said line of Broad Street for 133.2 feet; thence turn an angle of 90 degrees 28 minutes 36 second to the left and run parallel to Shelby Street for 149.08 feet to the Point of Beginning; thence continue along the last described course 149.08 feet to a point on the SE side of Valley Street; thence turn an angle of 89 degrees 31 minutes 24 seconds to the left and run Southwesterly along the SE side of Valley Street for 25.5 feet; thence turn an angle of 90 degrees 28 minutes 36 seconds to the left and run Southeasterly and parallel to Shelby Street for 149.08 feet; thence turn an angle of 89 degrees 31 minutes 24 seconds to the left and run Northeasterly 25.5 feet; back to the Point of Beginning.


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

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

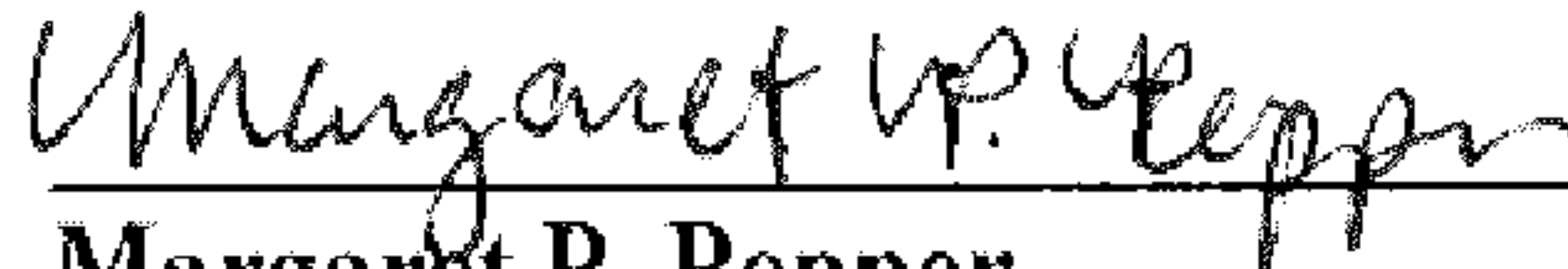
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

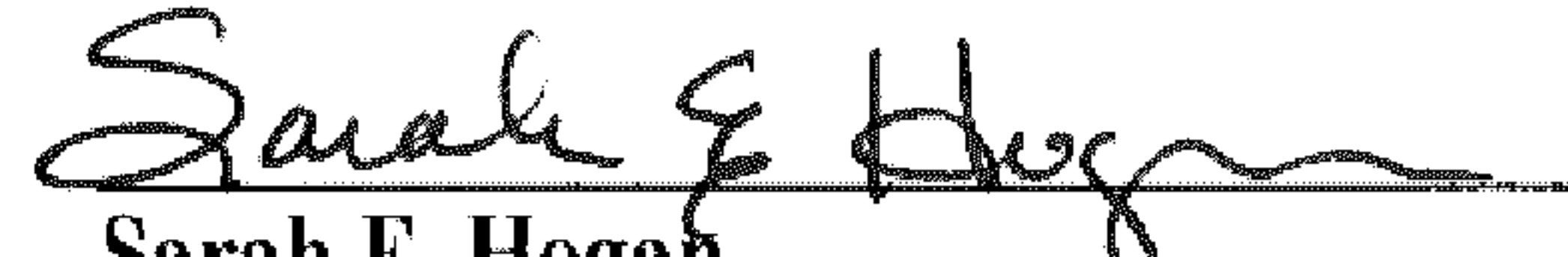
To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free 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 1st day of April, 2022.


Herman F. Lehman, III


Susan L. Lehman


Margaret P. Pepper


Sarah E. Hogan

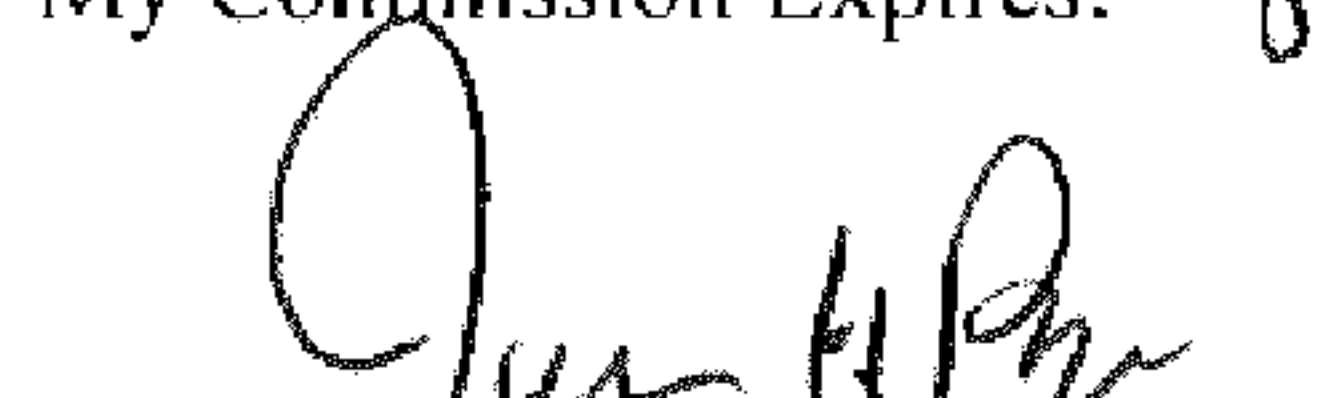
STATE OF Alabama

Shelby County ss:

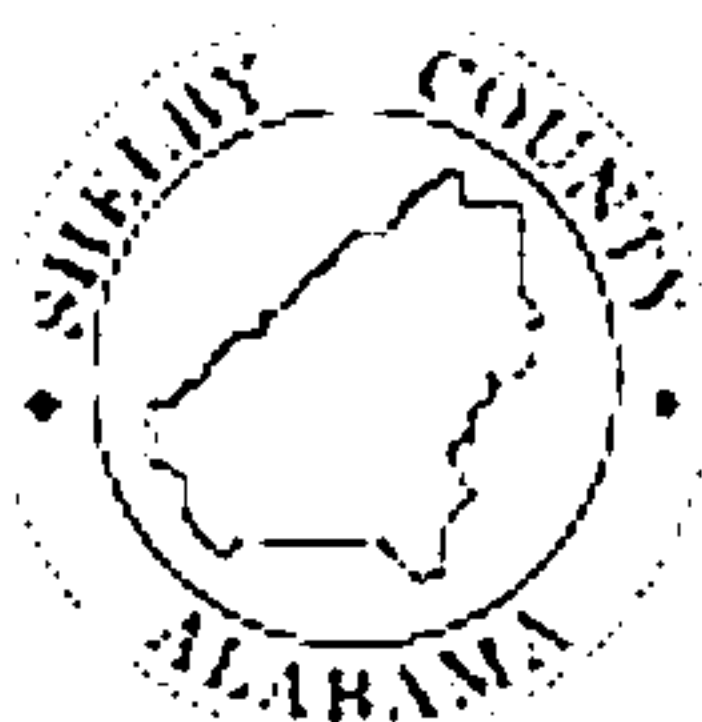
I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Herman F. Lehman, III, Susan L. Lehman, Margaret P. Pepper and Sarah E. Hogan** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed 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 1st day of April, 2022

My Commission Expires: 8-28-2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2022 08:41:26 AM
\$73.50 BRITTANI
20220404000134900

