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04/15/2022 12:06:17 PM

DEEDS 1/3

22-1184

Send tax notice to: Nathan Prather and Shannon Prather, 1022 Eagle Valley Drive, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

1401 Doug Baker Boulevard

Suite 107-122

Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Fifty Thousand Four Hundred One and No/100 (650,401.00) Dollars, 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

Jennifer Wilson and Mark Wilson, wife and husband, whose mailing address is:

4108 Milners Lane Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Nathan Prather and Shannon Prather, whose mailing address is:

1022 Eagle Valley Drive, Birmingham AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1022 Eagle Valley Drive, Birmingham, AL 35242, to-wit**

See Exhibit A

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

\$432,901.00 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 8th day of April 2022.


Jennifer Wilson

Mark Wilson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Wilson and Mark Wilson**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of April 2022.



NOTARY PUBLIC

My Commission expires: 6/26/2024

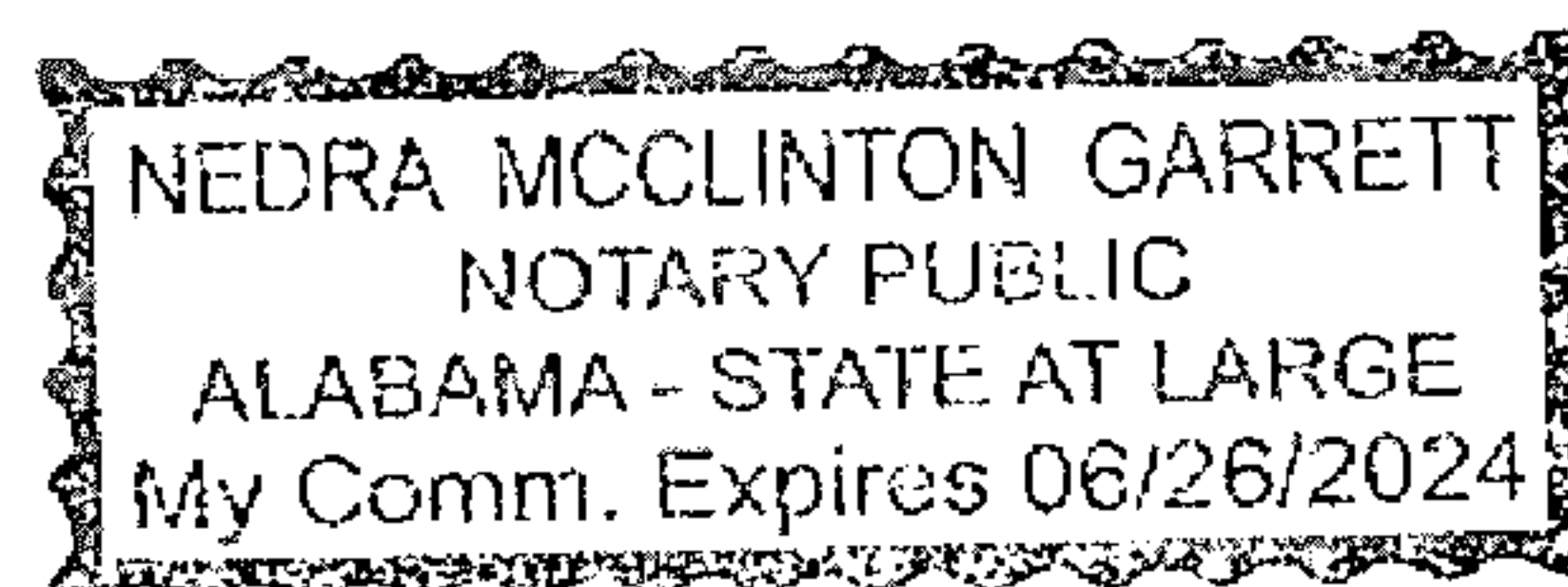


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1:

Lot 884, according to the Survey of Eagle Point, 8th Sector, Phase 2, as recorded in Map Book 25, Page 81, in the Probate Office of Shelby County, Alabama.

Lot 2:

Lot 845, according to the Survey of Eagle Point, 8th Sector, Phase 2, as recorded in Map Book 25, Page 81, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT a portion of said Lot 845 previously conveyed to Orville Littleton and Leah Littleton in Instrument

20020730000353740, more particularly described as follows: Beginning at the northern most corner of said Lot 845; thence southwesterly along the northwest line of said Lot, a distance of 150.84 ft to the western most corner of said Lot; thence easterly at an interior angle of 42 degrees 20'35", a distance of 334.57 ft to a point on a cul-de-sac, at an interior angle of 101 degrees 39'24", a chord distance of 25.71 ft to the northeast corner of said Lot 845; thence

northwesterly along the northerly line of said Lot at an interior angle of 96 degrees 51'07", a distance of 240.73 ft to point of beginning, as recorded in Map Book 25, Page 81 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2022 12:06:17 PM
\$245.50 JOANN
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Allen S. Bayl