

SEND TAX NOTICE TO:

Jessica Taylor Genry and John David Genry

825 County Rd 878

Clanton, AL 35045

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED THIRTEEN THOUSAND AND 00/100 (\$113,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Fred Jemison**, a married man, whose address is 4034 Hwy 231, Vincent, AL 35178, (hereinafter "Grantor", whether one or more), by **Jessica Taylor Genry and John David Genry**, as joint tenants with rights of survivorship, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jessica Taylor Genry and John David Genry**, the following described real estate situated in Shelby County, Alabama, the address of which is **0 Highway 231, Vincent, AL 35178 to-wit:**

NE 1/4 of NW 1/4 and 25 acres on North side of Glade Branch in the NW 1/4 or NE 1/4, all in Section 25, Township 18, Range 2 East; ALSO, 25 acres lying South of Kelly Creek in the SW 1/4 of SE 1/4 and 2 acres in the Southwest corner of SE 1/4 of SE 1/4, all North of Glade Branch and 30 acres in the SE 1/4 of SW 1/4, South of Kelly Creek in Section 24, Township 18, Range 2 East, containing 122 acres, more or less.

LESS AND EXCEPT the following: Commencing at a point where the farm road enters State Highway 25 at a point approximately 300 feet Southwest of the residence known as the F. K. Jemison homeplace situated in the NE 1/4 of NW 1/4 of Section 25, Township 18 South, Range 2 East and/or the SE 1/4 of SW 1/4 of Section 24, from said point of beginning run in a Southeasterly direction along said farm road 650 feet; run thence in a Northeasterly direction and parallel with said State Highway 25, 500 feet; run thence in a Northwesterly direction and parallel with the general direction of said road without following meanders to State Highway 25; run thence in a South- westerly direction to the point of beginning.

ALSO, LESS AND EXCEPT the following: All that part of the SE 1/4 of the SW 1/4 of Section 24, Township 18, Range 2 East situated Northwest of U. S. Highway 231, North of a County Road leading from U. S. Highway 231 to Martintown Lakes, and South of Kelly Creek.

ALSO, LESS AND EXCEPT the following: Commence at the SW corner of Section 25, Township 18 South, Range 2 East; thence run North along the West line of said Section 25 a distance of 2644.65 feet; thence turn an angle of 33 deg. 26 min. to the right and un a distance of 3365.75 feet; thence turn an angle of 82 deg. 45 min. to the right and run a distance of 32.90 feet to a point on the SE right-of-way line of U. S. Highway 231 and the

center line of a drive way; thence continue in the same direction (S 62 deg. 00 min. E) a distance of 240.00 feet to the point of beginning; thence continue in the same direction (S 62 deg. 00 min. E) a distance of 1620.20 feet to 2 point on the West bank of Glade Branch; thence run in a Southwesterly direction along the meanderings of said Glade Branch to the inter- section of said Glade Branch with the South line of the NW 1/4 of the NE 1/4 of Section 25; thence run West along the South line of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 25 to the SW corner of the NE 1/4 of the NW 1/4 of Section 25; thence run North along the West line of the NE 1/4 of the NW 1/4 to the SE right-of-way line of U. S. Highway 231; thence run North 35 deg. 24 min. East along said R.O.W. to a point that is 210.00 feet and South 35 deg. 24 min. West of the above said point on said R.O.W.; thence turn an angle of 82 deg. 36 min. to the right and run s distance of 240.0 feet; thence turn an angle of 82 deg. 36 min. to the left and run a distance of 210.0 feet to the point of beginning.

ALSO, all of that part of the NE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 2 East and the SE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 2 East situated Northwest of U. S. Highway 231 and South of a County Road leading from

U. S. Highway 231 to Martin Town Lakes. Situated in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 25 and the SE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 2 East, Shelby County, Alabama and containing 57 acres, more or less.

****This property is NOT the homestead of the Grantor or Grantor's Spouse**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$90,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22 day of April, 2022.

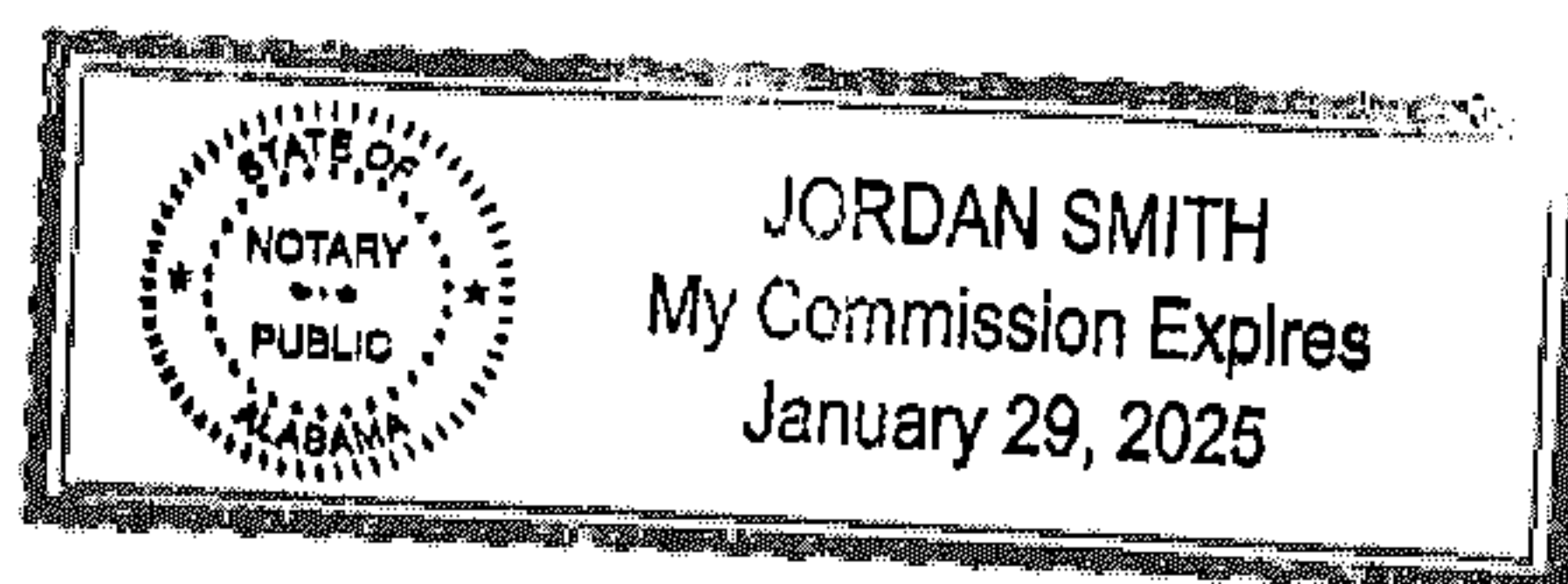

Fred Jemison

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Fred Jemison whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2022.


Notary Public
My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 11:01:16 AM
\$51.00 JOANN
20220503000180450

