

SEND TAX NOTICE TO:

Sonia D. Coleman
120 Tecumseh Street
Montevallo, AL 35115

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 THOUSAND AND 00/100 (\$100,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kimberly McClellan fka Kimberly Bailey, a married woman**, whose address is 3824 5th Avenue South, Apt 103C, Birmingham, AL 35222 (hereinafter "Grantor", whether one or more), by **Sonia D. Coleman**, whose address is 120 Tecumseh Street, Montevallo, AL 35115 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is Highway 33, Pelham, AL 35124 to-wit:**

PROPERTY LYING IN THE SOUTH ½ OF THE SW ¼ OF Section 7, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 7, AND RUN S 88-28'41" E, ALONG THE NORTH LINE OF SAID SW ¼ FOR 1446.48' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 106.07' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65; THENCE RUN (CHORD BEARINGS 33-45'52" W, CHORD DISTANCE 650.03') ALONG THE ARC OF A CURVE TO THE LEFT, FOR 650.00'; THENCE, DEPARTING SAID RIGHT OF WAY LINE RUN N 44-02'39" W FOR 428.63' TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HWY NO. 33; SAID POINT BEING SITUATED ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4-30'38", AND A RADIUS OF 1775.00'; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR 139.74'; THENCE DEPARTING SAID CURVE AND RIGHT OF WAY, RUN S 34-09'5" E FOR 126.32'; THENCE RUN S 55-48'48" E FOR 450.36' TO THE POINT OF BEGINNING.

Kimberly McClellan is one and the same person as Kimberly Bailey, grantee in that certain deed recorded in Instrument #20070502000202960 in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of the Grantor nor the homestead of her 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 \$75,000.00 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.

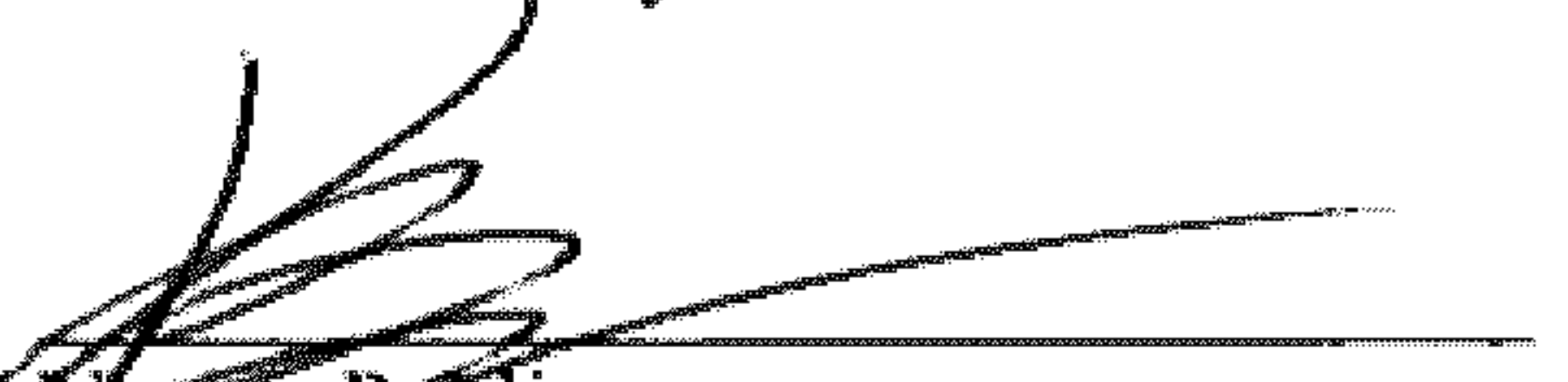
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12th day of May, 2022.

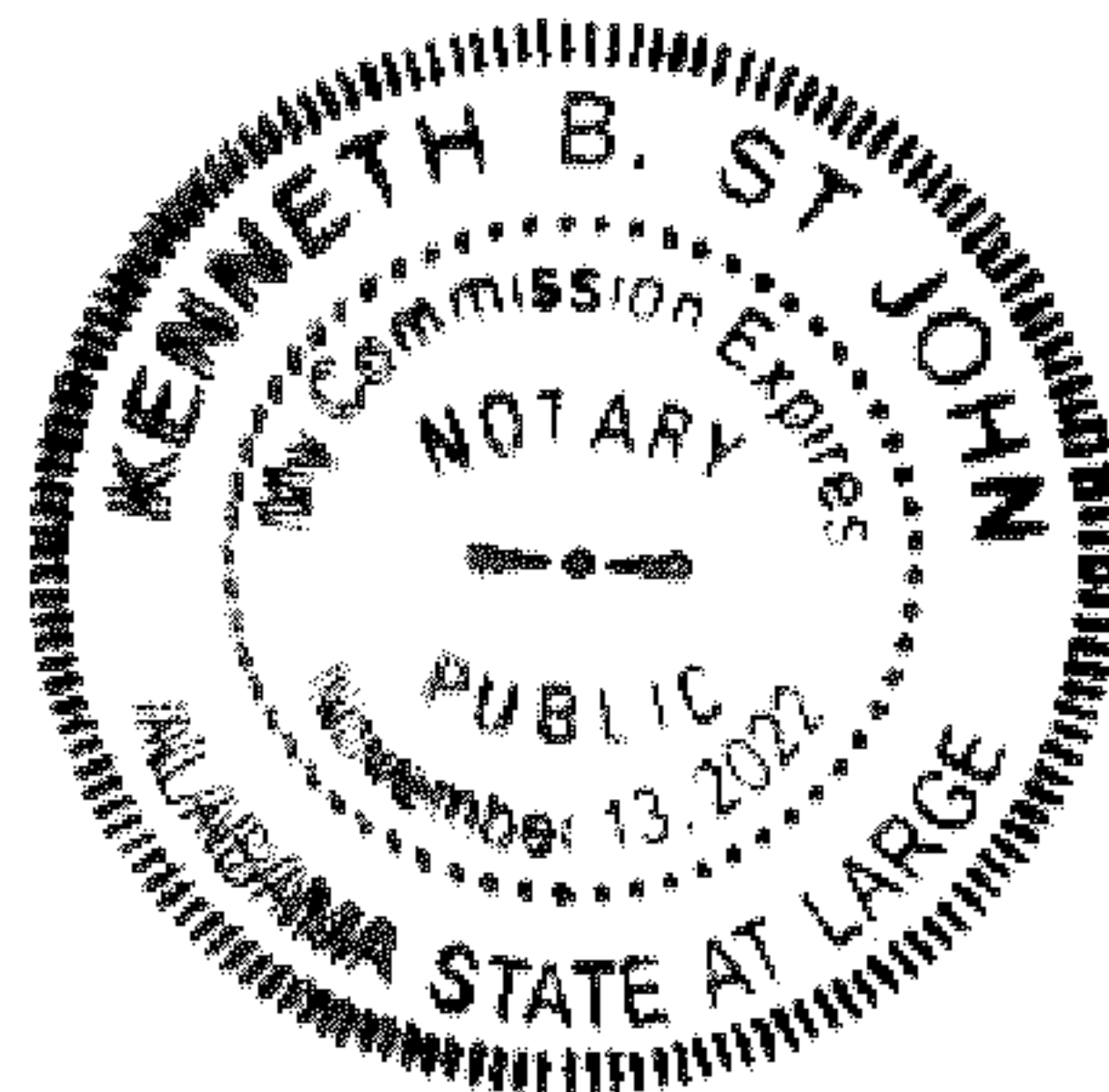

Kimberly McClellan fka Kimberly Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kimberly McClellan fka Kimberly Bailey, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2022.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2022 03:14:14 PM
\$50.00 CHARITY
20220513000197650

