

SEND TAX NOTICE TO:
Jonathan Marc Greenawalt
295 Retreat Lane
Columbiana, AL 35051

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 SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$178,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charlotte Walker and Tracy Jay Walker, a married couple**, whose address is 1766 Peach Blvd, B.ori, Ms. 29521,

(hereinafter "Grantor", whether one or more), by **Jonathan Marc Greenawalt**, whose address is 295 Retreat Lane, Columbiana, AL 35051, (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 **Jonathan Marc Greenawalt**, the following described real estate situated in Shelby County, Alabama, the address of which is **295 Retreat Lane, Columbiana, AL 35051** to-wit:

SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION

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 \$178,500.00 executed and recorded simultaneously herewith.

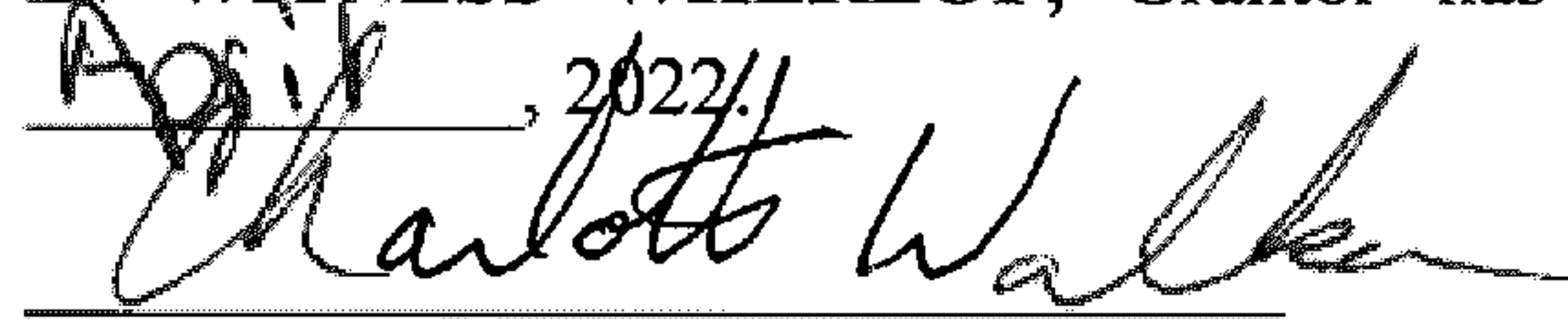
Trace Jay Walker, is one and the same as Trace Walker, one of the grantee's in deed recorded in Inst. #20121008000384190

Tracy Jay Walker, is one and the same as Trace Walker, one of the grantee's in deed recorded in Inst. #20121008000384190

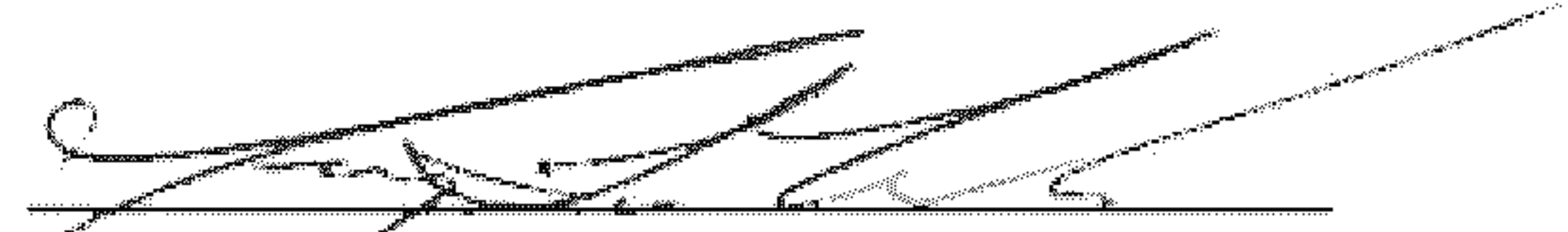
Tracy Jay Walker is one and the same as Trace Jay Walker, one of the grantee's in deed recorded in Inst. #20130320000115880

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 28th day of

April, 2022/


Charlotte Walker



Tracy Jay Walker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charlotte Walker and Tracy Jay Walker 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 28th day of April, 2022.



Notary Public

My Commission Expires:

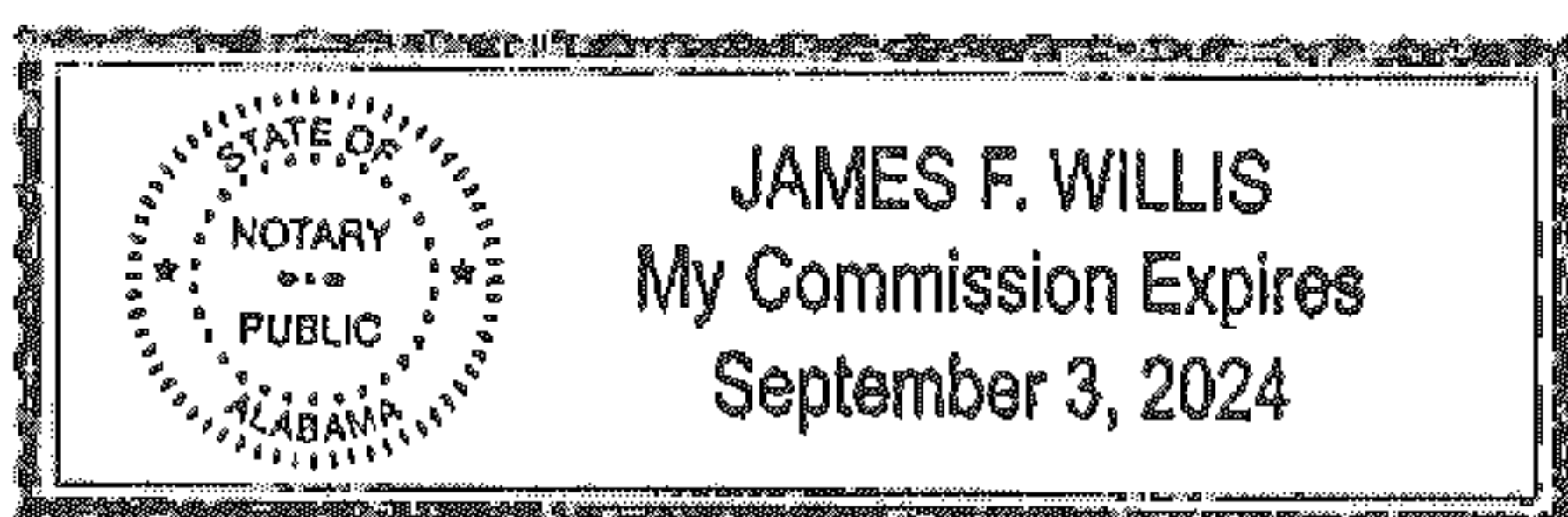


Exhibit "A"
Property Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL 1:

Commence at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 2 West, Shelby County, Alabama, thence run Easterly 205.0 feet to a point, thence 87 degrees 20 minutes 45 seconds right and run Southerly 29.91 feet to the point of beginning of the property being described; thence continue Southerly along last described course 380.0 feet to a point; thence 87 degrees 20 minutes 45 seconds left and run Easterly 50.0 feet to a point; thence 92 degrees 39 minutes 15 seconds left and run Northerly 380.0 feet to a point; thence 87 degrees 20 minutes 45 seconds left and run Westerly 50.0 feet to the point of beginning.

PARCEL 2:

Commence at the Northeast corner of the SE 1/4 of NE 1/4, Section 35, Township 20, Range 2 West; thence run West along the North line of said Quarter-Quarter a distance of 1320 feet to the West line of said Quarter-Quarter to the point of beginning; thence turn left and run South along the West line of said Quarter-Quarter for a distance of 410 feet; thence turn left and run East parallel to the North line of said Quarter-Quarter a distance of 205 feet; thence turn left and run North parallel to the West line of said Quarter-Quarter for a distance of 410 feet; thence turn left and run West along North line of said Quarter-Quarter for a distance of 205 feet to the point of beginning.

PARCEL 3:

Commence at the Northeast corner of SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 2 West, Shelby County, Alabama; thence North 84 degrees 56 minutes 22 seconds West, a distance of 411.82 feet; thence South 00 degrees 01 minutes 23 seconds East a distance of 29.83 feet; thence North 85 degrees 02 minutes 15 seconds West, a distance of 652.99 feet; thence South 02 degrees 24 minutes 31 seconds West, a distance of 157.15 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 106.50 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 33.91 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 106.40 feet, thence North 90 degrees 00 minutes 00 seconds West, a distance of 29.43 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2022 01:21:37 PM
\$31.00 JOANN
20220520000206550

Allen S. Bayl