

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Julie Jackson
1843 Sunnybrook Ln.
Helena, AL 35080-3645

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Two Thousand Dollars and No Cents (\$322,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Beth V. Godfrey, Formerly Known As Beth V. Bradley and Robert Godfrey, a married couple, whose mailing address is:

1843 Sunnybrook Ln., Helena, AL 35080-3645

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Julie Jackson, whose mailing address is: 1801 Indian Hills Rd., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **1843 Sunnybrook Ln., Helena, AL 35080-3645** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

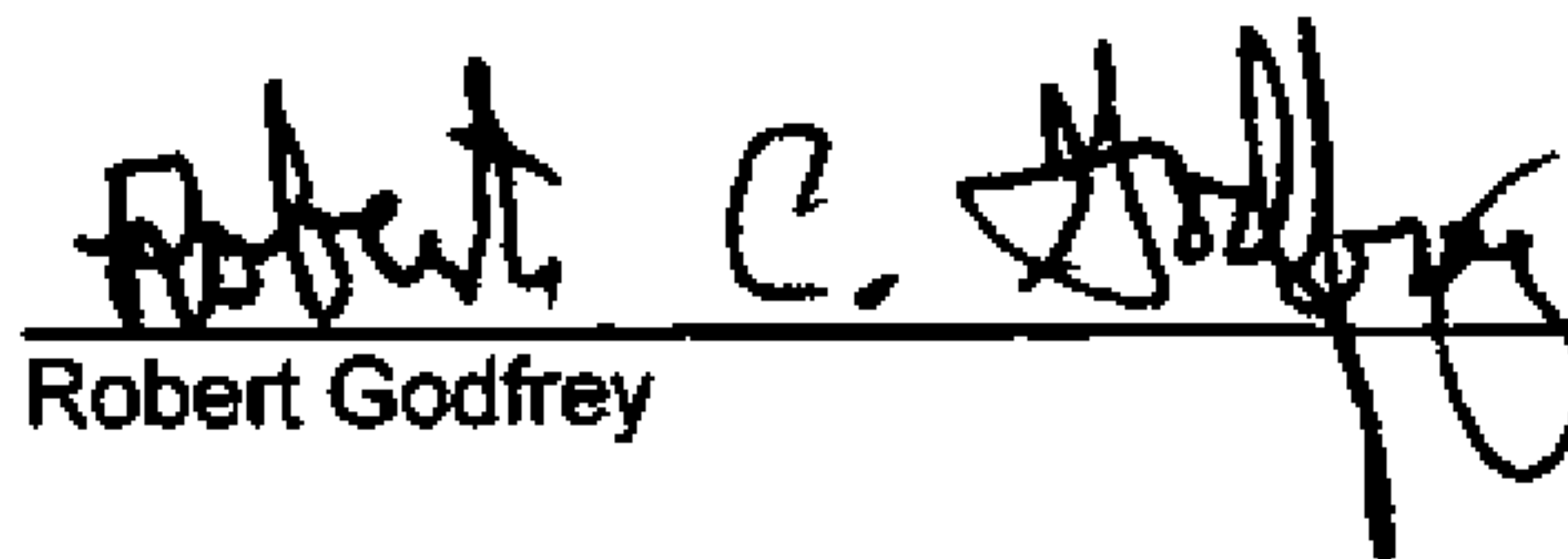
\$301,150.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 30th day of June, 2022.



Beth V. Godfrey


Robert Godfrey

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Beth V. Godfrey and Robert Godfrey, whose 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2022.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

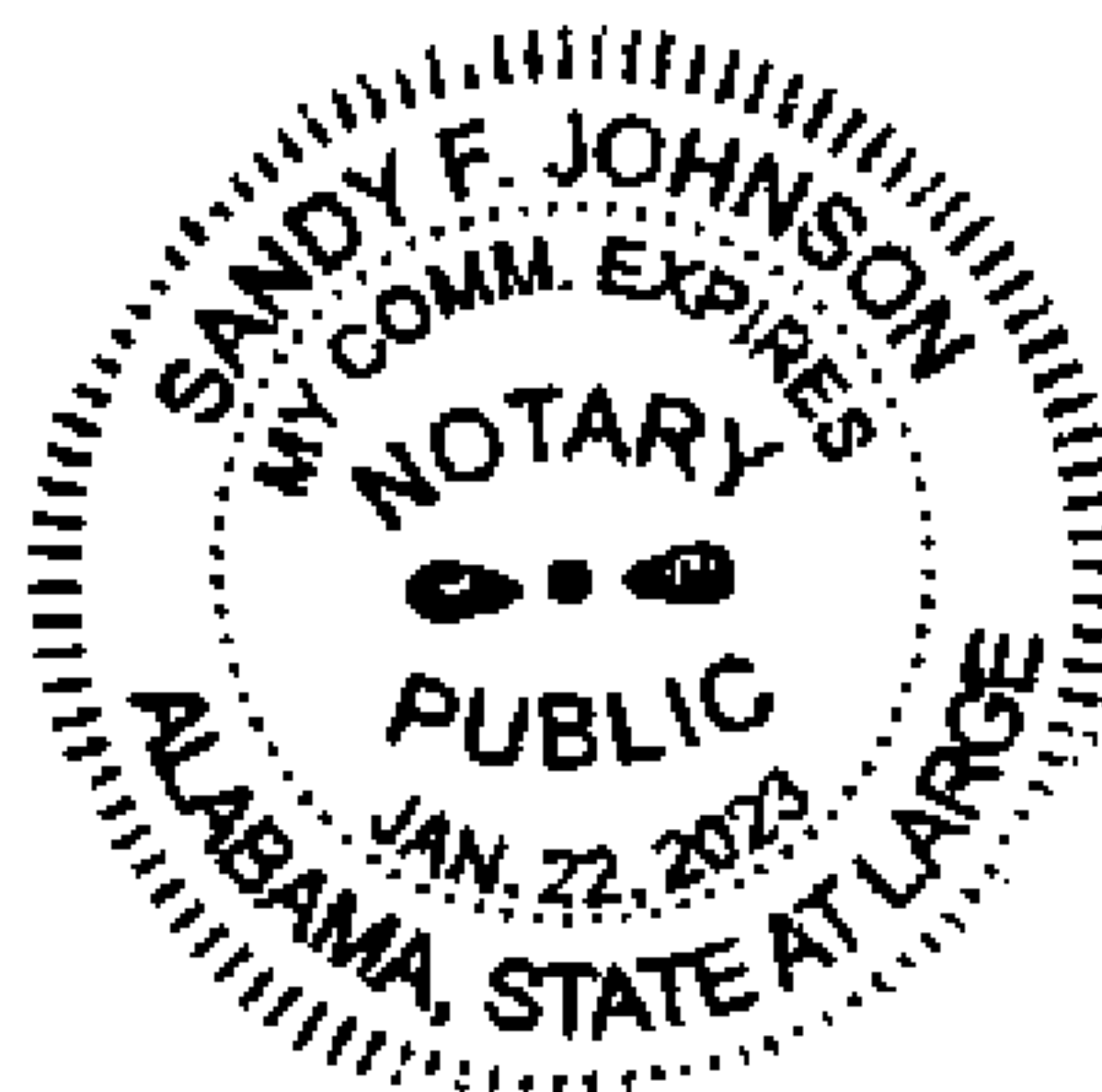
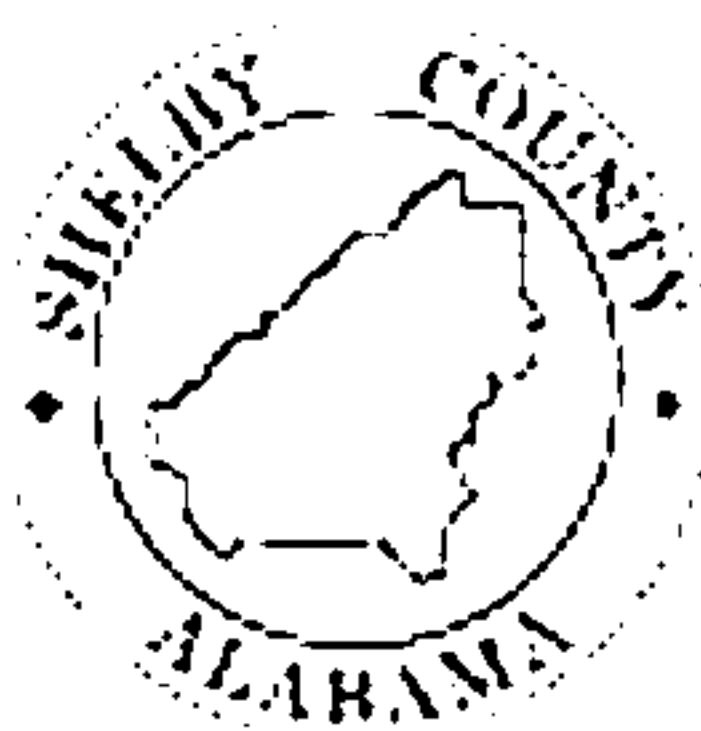


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed in a Easterly direction along the South boundary of said ¼ ¼ Section for a distance of 67.04 feet: thence turn an angle of 77°23' to the left and proceed in a Northeasterly direction for a distance of 112.31 feet to the point of beginning. From this beginning point turn an angle of 71°31' to the right in a Northeasterly direction for a distance of 291.75 feet to intersection with the West right-of-way boundary of a public road (Shelby County Road No. 17), said intersection being in a curve turning to the left having a central angle of 05°51'25", having a radius of 980.89 feet and having a chord 100.22 feet, said chord forming an angle of 81 °54' to the left; thence in a Northeasterly direction along the arc of said curve for a distance of 100.27 feet to its point of intersection with the Southerly right-of-way of Sunny Brook Lane; thence turn an angle of 97°40' to the left from said chord in a Southwesterly direction along the Southerly right-of-way of said road for a distance of 273.04 feet, more or less, to a 1" rebar in place; thence an Southwesterly 112.37 feet to the point of beginning. The above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 11:44:12 AM
\$47.00 BRITTANI
20220705000264880

Alvin S. Boyd