

Send Tax Notice to:
Richard Stanley Williams and Vicky
Cobb Williams
213 Cedar Meadow
Maylene, AL 35114

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-1627**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY SIX THOUSAND TWO HUNDRED AND 00/100 (\$346,200.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John E. Horne and Beverly S. Horne, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

213 Cedar Meadow, Maylene AL 35114

by **Richard Stanley Williams and Vicky Cobb Williams (herein referred to as "Grantee," whether one or more),** whose mailing address is

246 Lighthouse Dr, Hemphill TX 75948

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **213 Cedar Mdw, Maylene, AL 35114,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$242,340.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 24th day of June, 2022.

Beverly S. Horne by J. Edward Horne Jr. her Attorney in Fact
Beverly S. Horne by J. Edward Horne Jr., her Attorney-In-Fact

John E. Horne by J. Edward Horne Jr. his Attorney in Fact
John E. Horne by J. Edward Horne Jr., his Attorney-In-Fact

State of Alabama
County of Shelby

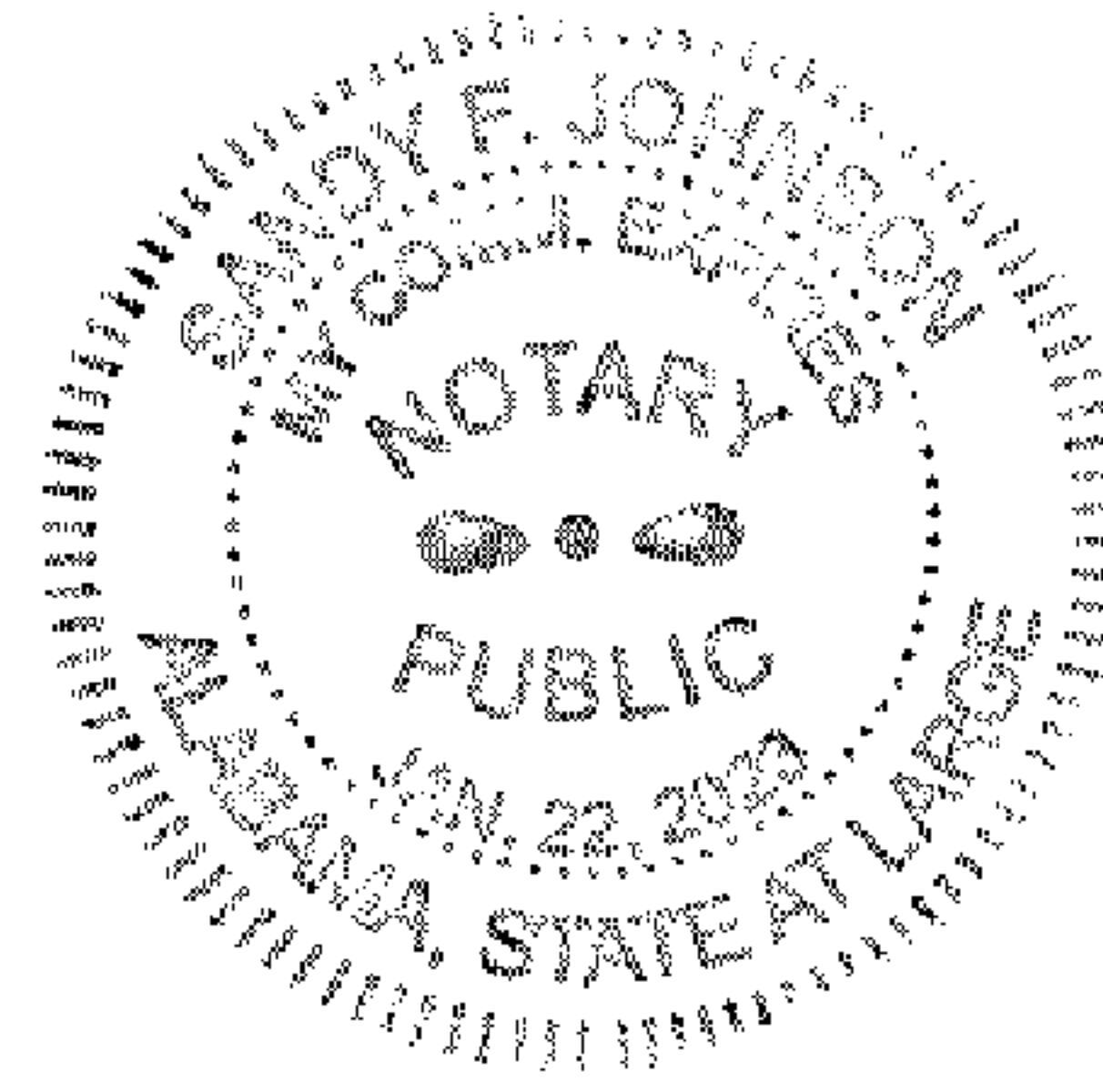
I, Sandy F. Johnson, a Notary Public, hereby certify that **J. Edward Horne Jr.**, whose name(s) is signed as Attorney in Fact for **Beverly S. Horne** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of June, A. D. 2022

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 1/22/23



State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public, hereby certify that **J. Edward Horne Jr.**, whose name(s) is signed as Attorney in Fact for **John E. Horne** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of June, A. D. 2022

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 1/22/23

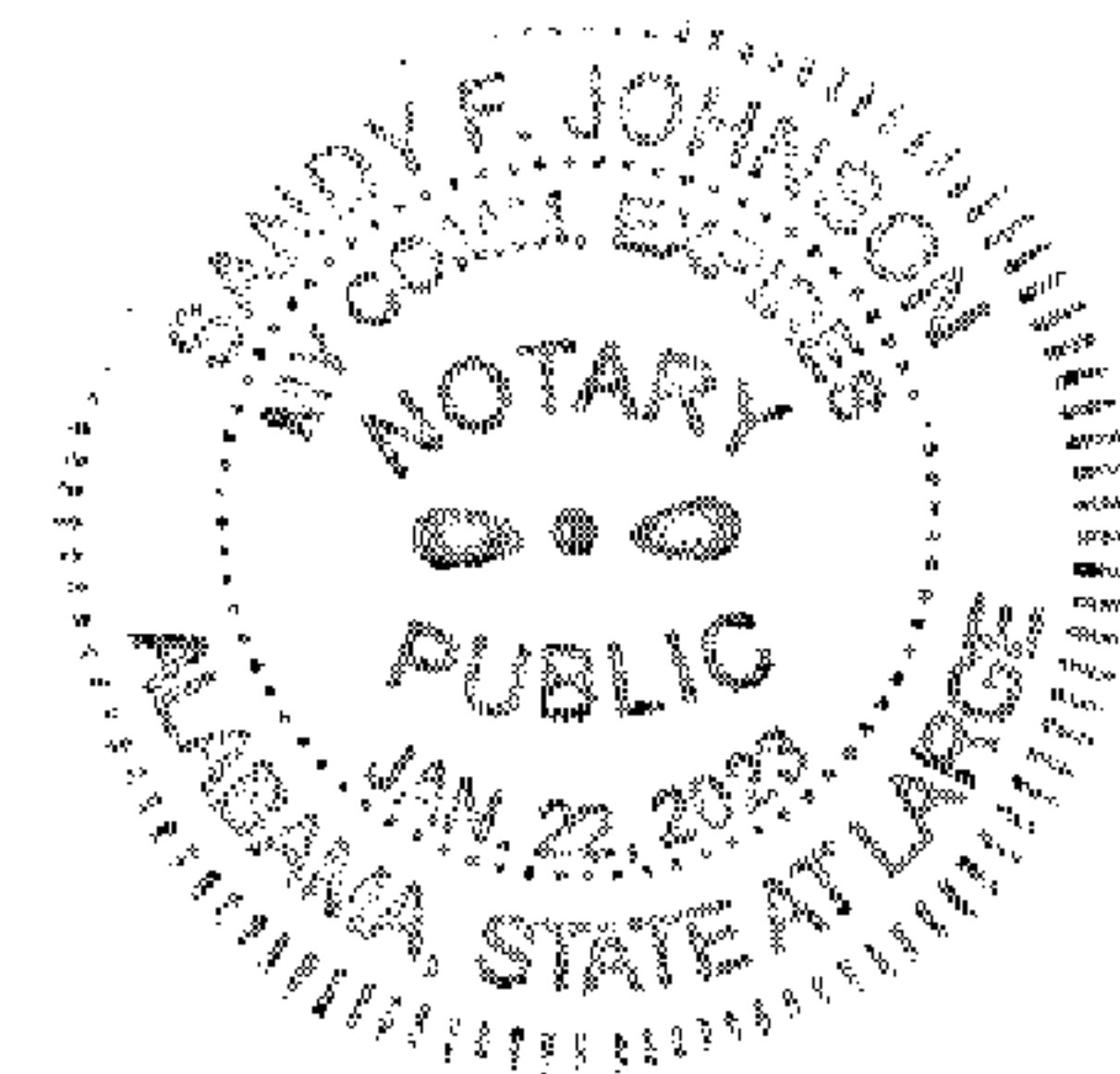
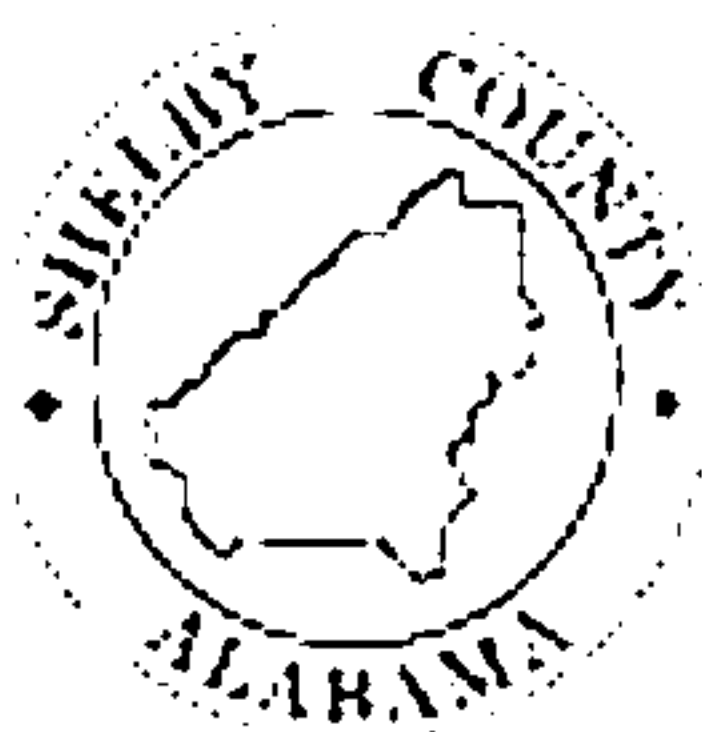


EXHIBIT A

Lot 12, according to the Plat of Cedar Meadows, as recorded in Map Book 34, Page 125, also a Re-Survey of Lot 6, Block 1 of Mountain View Estates, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2022 01:49:30 PM
\$132.00 BRITTANI
20220706000268140

Allen S. Bayl