

Send Tax Notice to:
Cory M. Gossett and Lori M. Gossett
4600 Highway 36
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-1648**

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY SIX THOUSAND AND 00/100 (\$326,000.00) 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 **Olivia Shands Horan and Dakota Harris, a married couple (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

4600 Hwy 36, Chelsea, AL 35043

by **Cory M. Gossett and Lori M. Gossett (herein referred to as “Grantee,” whether one or more)**, whose mailing address is

4600 County Road 36, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **4600 Highway 36, Chelsea, AL 35043**, and more particularly described as:

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

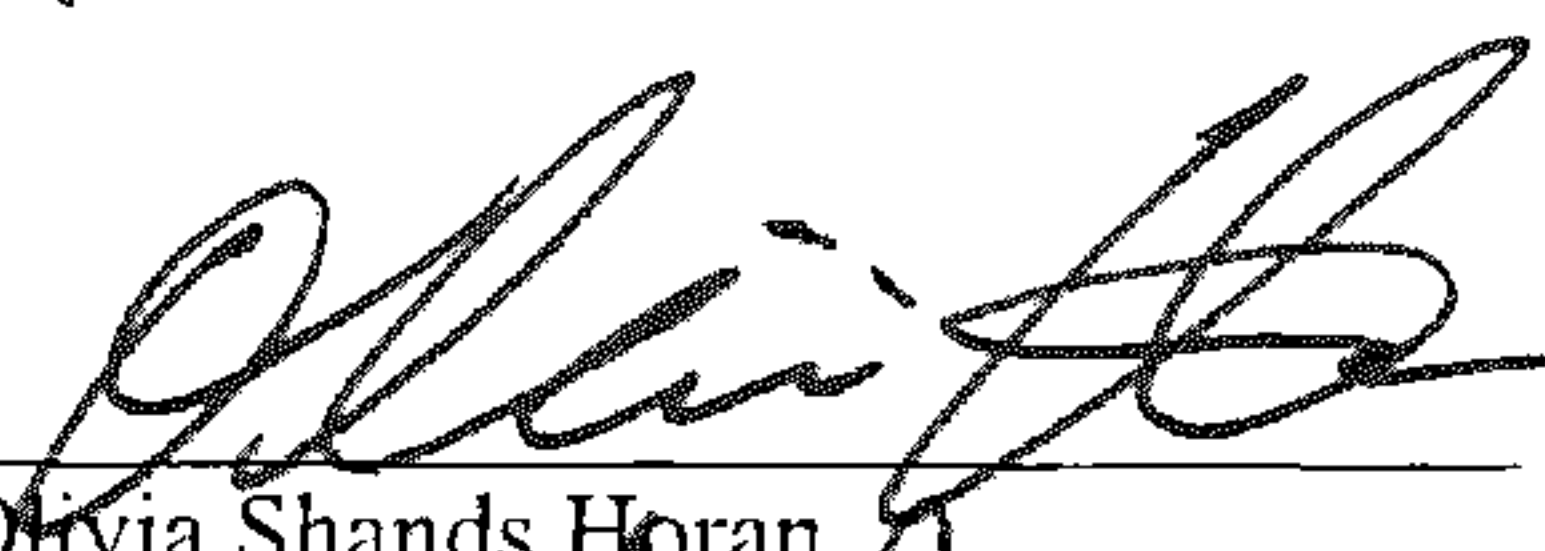
SUBJECT TO:
AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

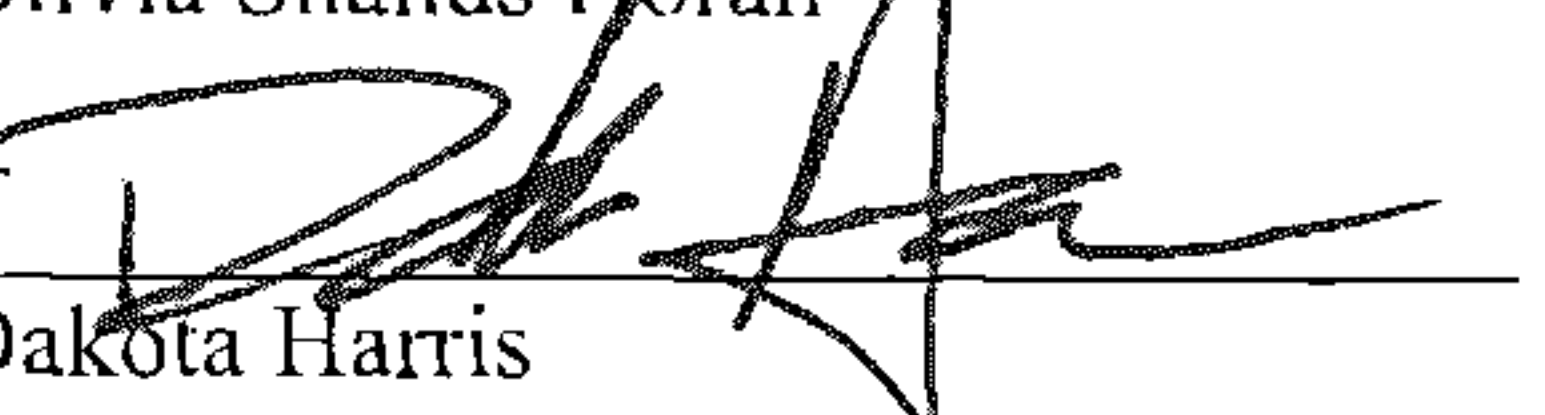
\$320,095.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 7 day of July, 2022.



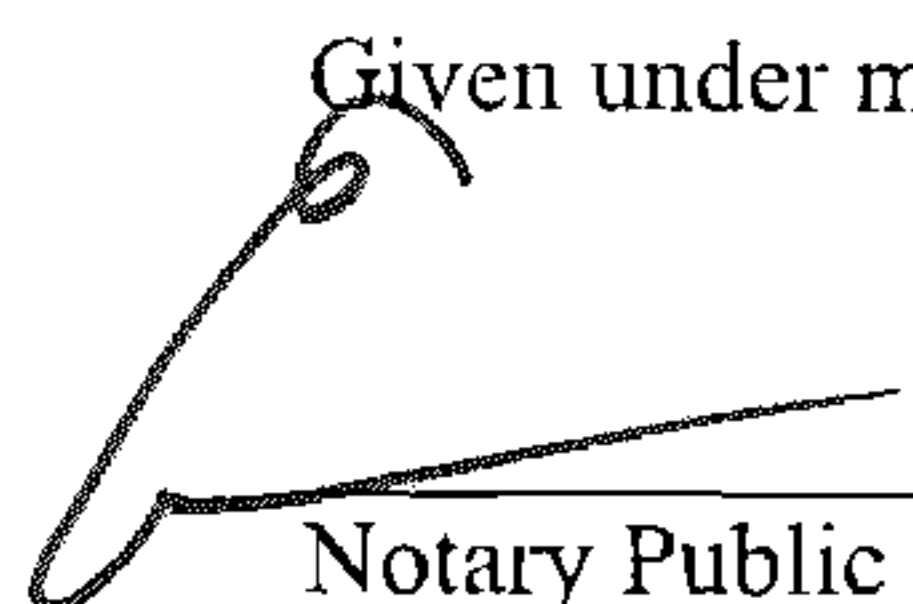
Olivia Shands Horan


Dakota Harris

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Olivia Shands Horan and Dakota Harris**, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July, 2022.



Notary Public

Printed Name
My Commission Expires:



EXHIBIT A

Property 1:

Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West; thence run South along the East line thereof for 480.00 feet; thence 90 degrees 54 minutes 32 seconds right, run Westerly 502.10 feet; thence 48 degrees 19 minutes 25 seconds left run Southwesterly 189.86 feet to the point of beginning; thence 49 degrees 55 minutes 53 seconds right for 242.25 feet to the Easterly Right of Way of Shelby County Highway No. 36 and a curve concaved Easterly (having a radius of 676.37 feet and a central angle of 12 degrees 43 minutes 40 seconds); thence 96 degrees 21 minutes 50 seconds right to chord of said curve run Northerly along said curve and Right of Way for 150.25 feet; thence 75 degrees 24 minutes 22 seconds right from chord of said curve run Easterly 181.37 feet; thence 83 degrees 27 minutes 40 seconds right run Southerly 180.96 feet to the point of beginning. According to the Survey of Thomas E. Simmons, dated February 21, 2005. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 12:13:40 PM
\$34.00 JOANN
20220712000274790

Allen S. Bayl