

Send Tax Notice to:
Sharon Ray King and Timothy Max
King
120 Tecumseh Street
Montevallo, AL 35115

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-2286**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY THREE THOUSAND FOUR HUNDRED AND 00/100 (\$343,400.00)** 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 **Sonia D. Coleman and John Leland Hollis, Jr., wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

167 Apricot Lane, Calera, AL 35040

by **Sharon Ray King and Timothy Max King (herein referred to as "Grantee," whether one or more)**, whose mailing address is

120 Tecumseh Street, Montevallo, AL 35115

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 **120 Tecumseh Street, Montevallo, AL 35115**, 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.

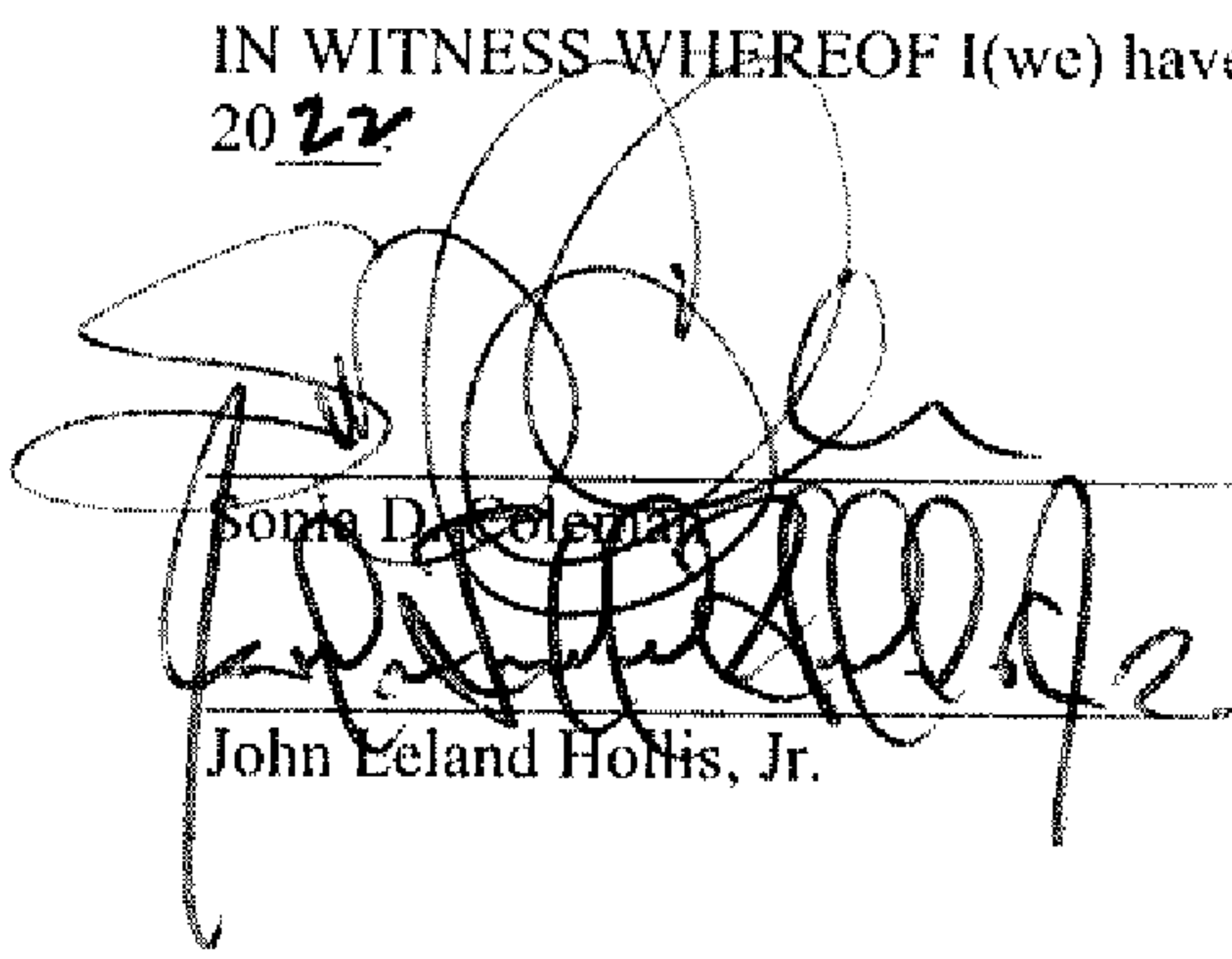
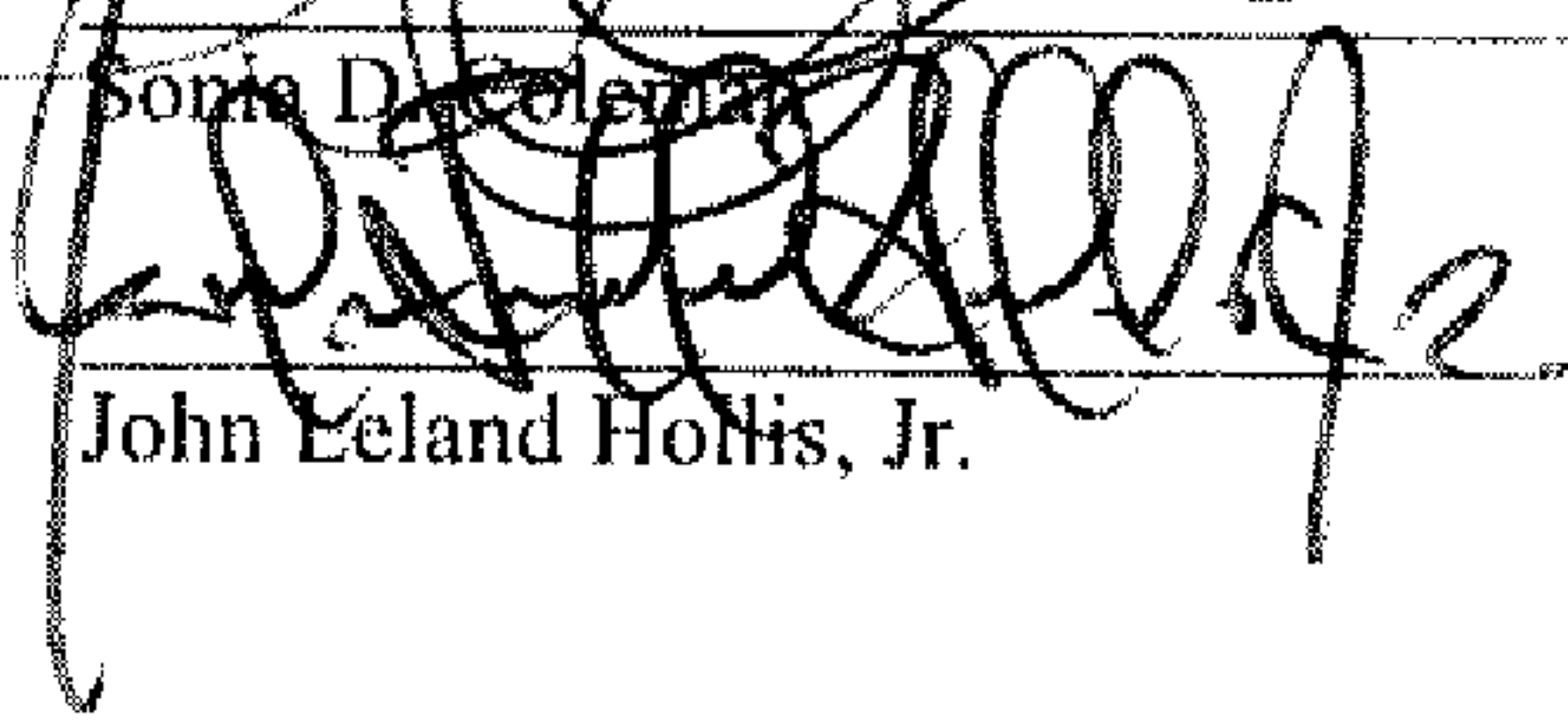
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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.

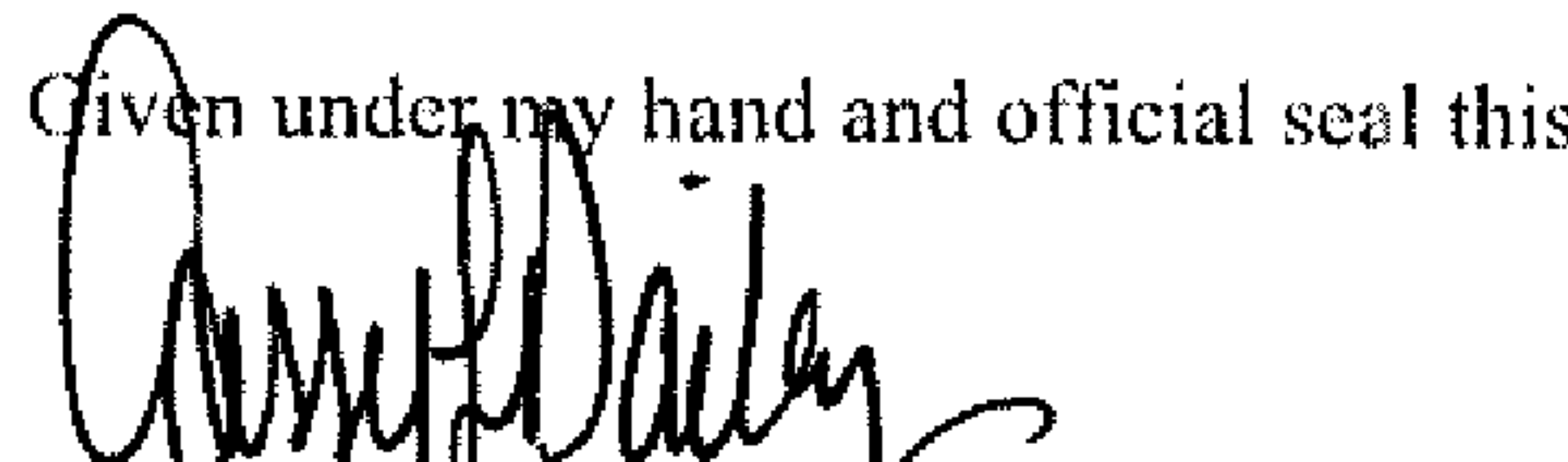
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of July, 2022


Sonia D. Coleman

John Leland Hollis, Jr.

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sonia D. Coleman and John Leland Hollis, Jr.**, 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 29 day of July, 2022


Cassy L. Dailey

Notary Public

Printed Name

My Commission Expires:

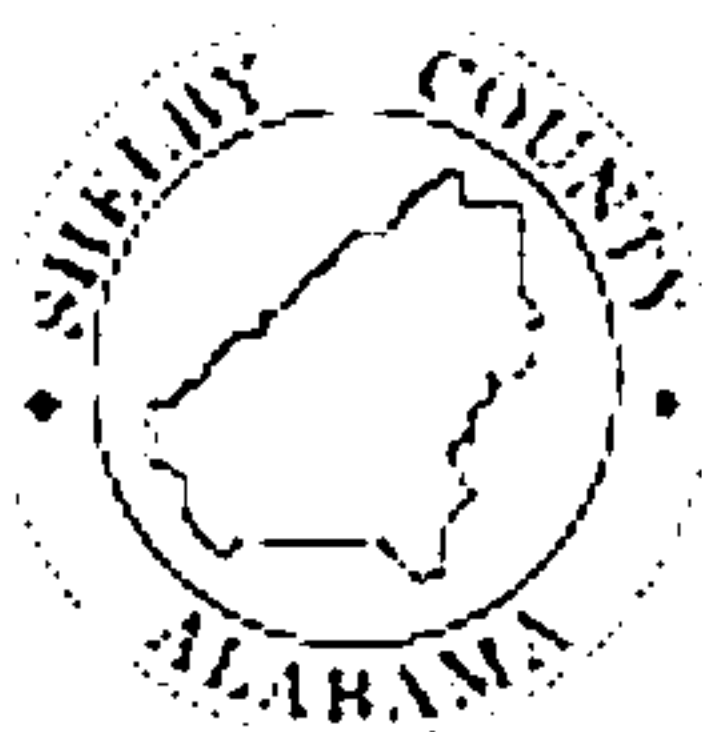
05/02/2026



EXHIBIT A

Property 1:

Lot 36 according to First Addition to Indian Highlands, as shown by map recorded in Map Book 5, Page 6, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 09:28:20 AM
\$371.50 BRITTANI
20220804000304310

Allen S. Bayl