

Send Tax Notice to:
Carol Eisenhart
3340 Highway 13
Helena, AL 35080

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

File: **BHM-22-2649**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)** 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 **Aaron Davis Patterson and Shelby L. Patterson, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

422 Russet Hill Road, Hoover, AL 35244

by **Carol Eisenhart (herein referred to as "Grantee")**, whose mailing address is

3340 Highway 13, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **3340 Highway 13, Helena, AL 35080**, 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.

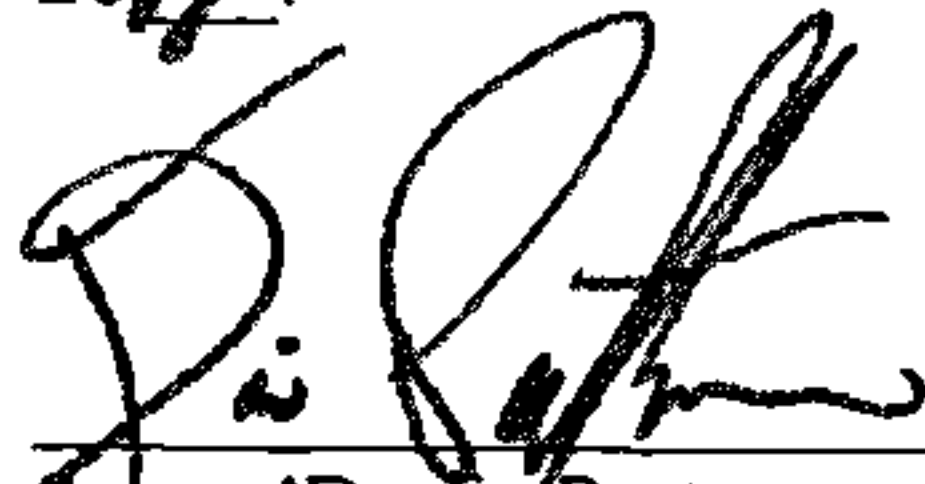
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

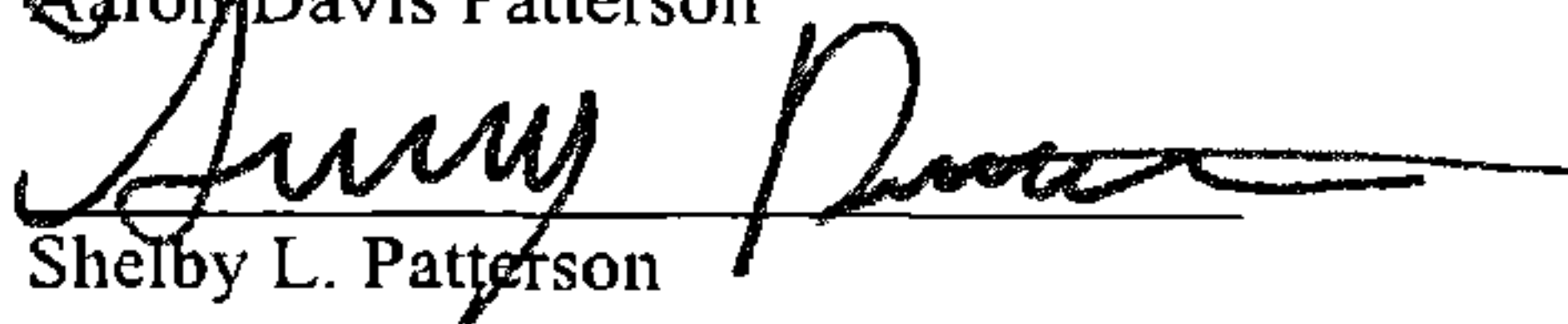
TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, 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 16 day of August, 2022.



Aaron Davis Patterson

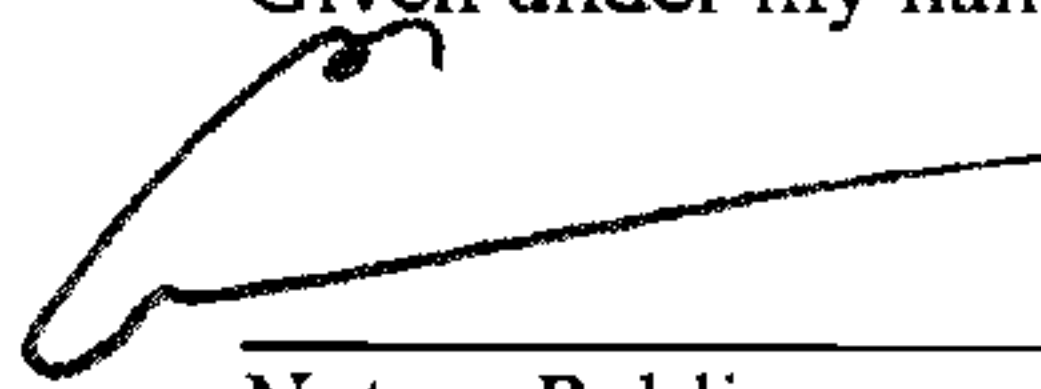


Shelby L. Patterson

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Aaron Davis Patterson and Shelby L. Patterson**, 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 16 day of August, 2022.



Notary Public

Printed Name

My Commission Expires:

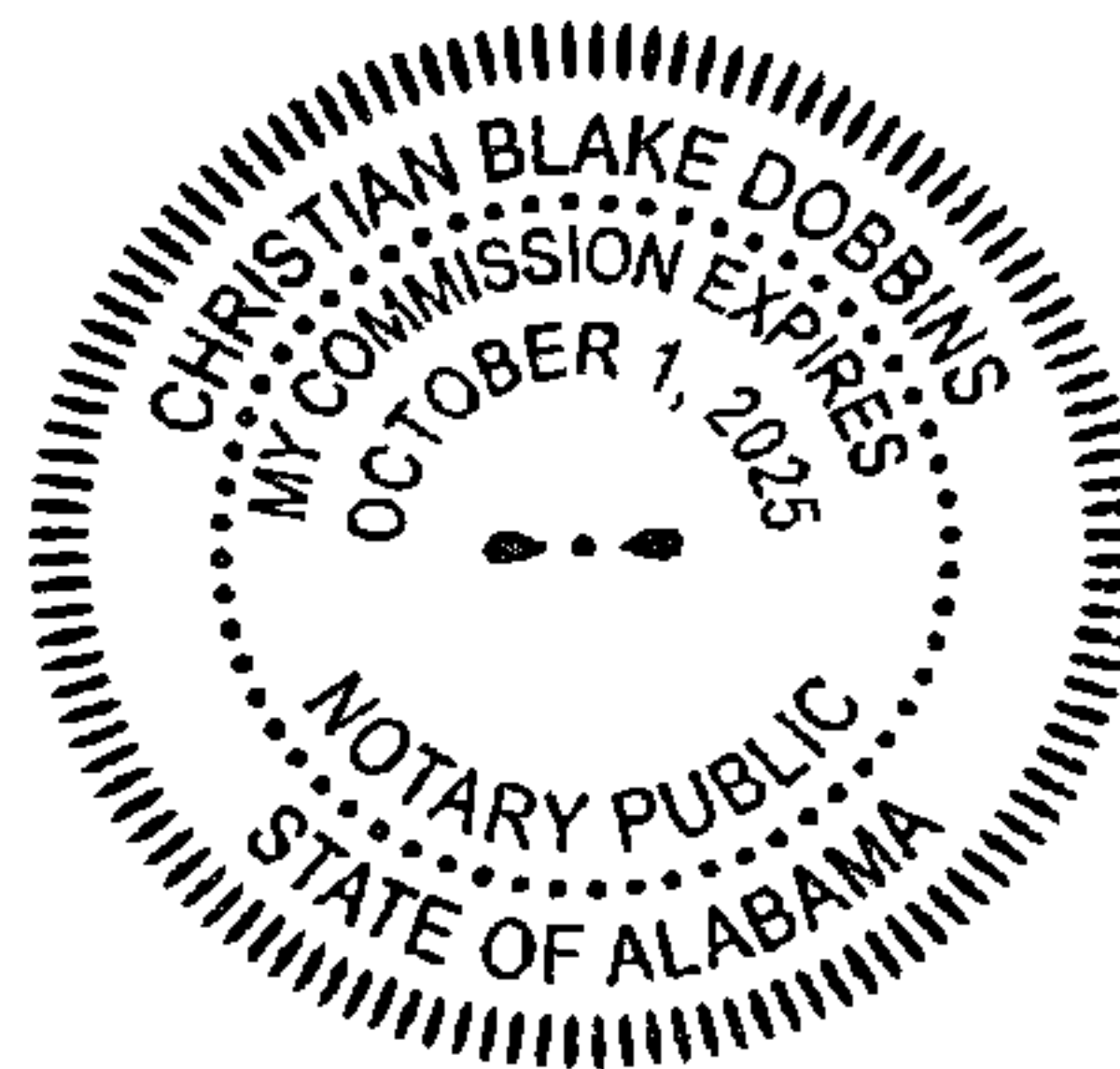


EXHIBIT A

Property 1:

A parcel of land situated in Section 5, Township 21 South, Range 4 West and being more particularly described as follows: Begin at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 5, Township 21 South, Range 4 West, thence run North along the Western boundary line of said 1/4-1/4 section 28 feet to the South side of the public road; thence in a Northwesternly direction along the South side of said road 369 feet to an iron stake; thence turn right and run in a Southerly direction 225 feet to an iron stake located on the South line of said 1/4-1/4 section 240 feet East of the Southwest corner of said 1/4-1/4 section; thence West along said South line 246 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2022 12:18:40 PM
\$248.00 JOANN
20220816000321350

Allen S. Bayl