

20220824000331910
08/24/2022 01:38:57 PM
DEEDS 1/3

Send Tax Notice to:
Gabriel Judd
1721 Mayfair Dr.
Birmingham, AL 35209

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

File: **PEL-22-3076**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWELVE THOUSAND AND 00/100 (\$12,000.00) 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

Daniel P. Flynn, Jr., Also Known As Daniel Flynn and Sheri Flynn, Formerly Known As Sheri A. Giles, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is
615 King Valley Circle, Pelham, AL 35124

by **Gabriel Judd (herein referred to as "Grantee"), whose mailing address is**
1721 Mayfair Dr, Birmingham, AL 35209

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 **0 Hall Thompson Lane, Harpersville, AL 35078**, 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, 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 18 day of August,
2022

Daniel P. Flynn, Jr.
Daniel P. Flynn, Jr.
Sheri Flynn
Sheri Flynn

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel P. Flynn, Jr.** and **Sheri Flynn**, 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 18 day of August, 2022

Notary Public

554 L. Dailey

Printed Name

My Commission Expires:

05/02/2026

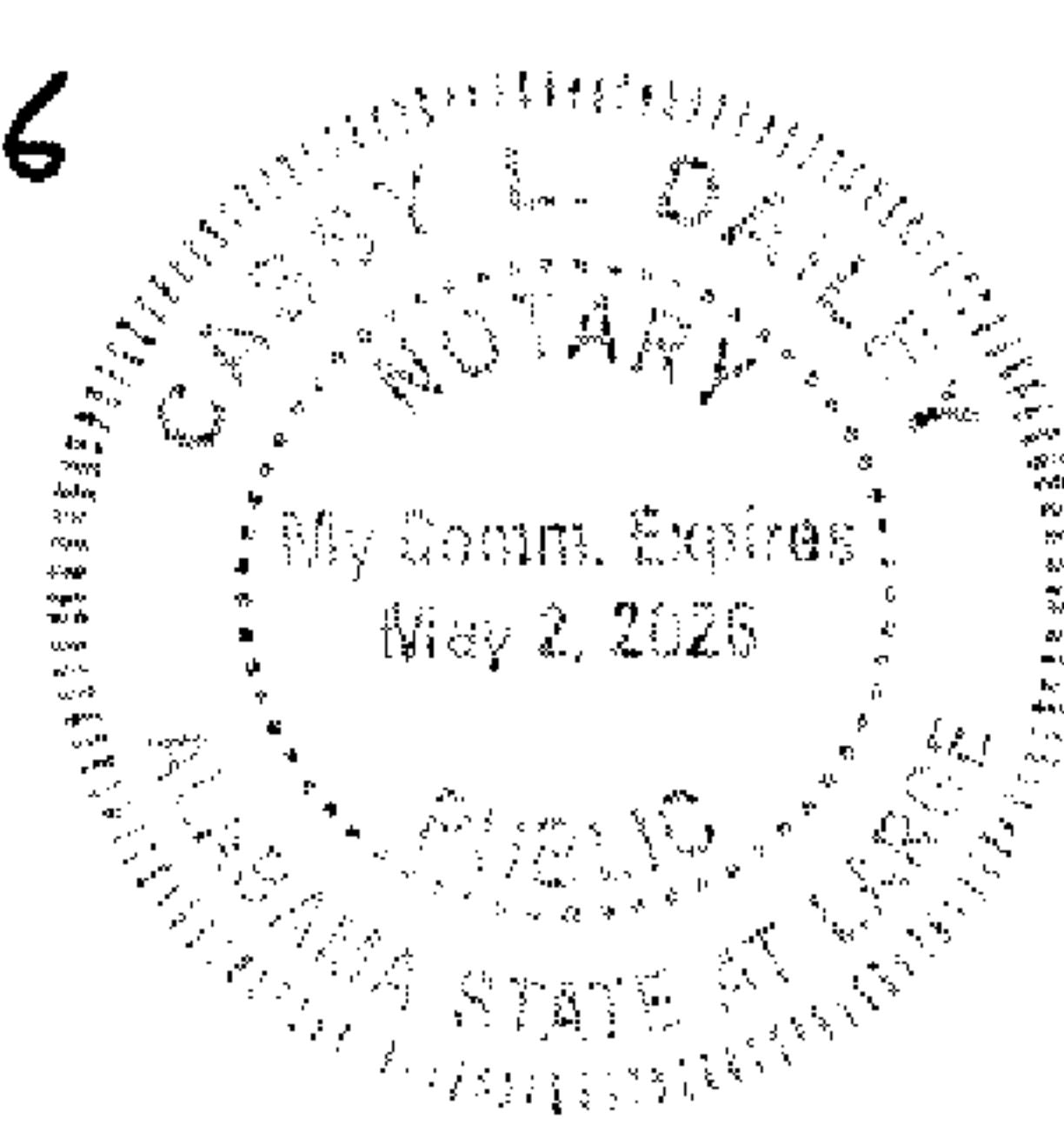


EXHIBIT A

Property 1:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 19 South, Range 1 East; thence run West along the South line of Section 12 for a distance of 622.09 feet; thence turn an angle to the right of 91 degrees, 33 minutes, 45 seconds and run North for a distance of 385.96 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 263.33 feet; thence turn an angle to the right of 91 degrees, 40 minutes, 14 seconds and run East for a distance of 170.55 feet to a point in the centerline of a chert road; thence turn an angle to the right of 110 degrees, 07 minutes, 21 seconds and run Southwest along the centerline for a distance of 71.93 feet; thence turn an angle to the right of 18 degrees, 06 minutes, 59 seconds and run Southwest along the centerline for a distance of 198.37 feet; thence turn an angle to the left of 17 degrees, 11 minutes and run Southwest along the centerline for a distance of 42.73 feet to the point of beginning.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2022 01:38:57 PM
\$42.00 BRITTANI
20220824000331910**

Allie S. Boyd

General Warranty Deed - Individual (AL)