

20220901000341650
09/01/2022 08:05:08 AM
DEEDS 1/3

Send Tax Notice to:
Charles Lovelady and Nancy
Lovelady
138 Moss Bend Drive
Helena, AL 35080

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

File: BHM-22-2268

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED NINETY THOUSAND AND 00/100 (\$690,000.00)** 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
David T. Gaut and Linda J. Gaut, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

226 Hilltop Drive, Santa Rosa Beach, FL 32459

by **Charles Lovelady and Nancy Lovelady (herein referred to as "Grantee," whether one or more),** whose mailing address is

138 Moss Bend Drive, Helena, AL 35080

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 **138 Moss Bend Drive, 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.

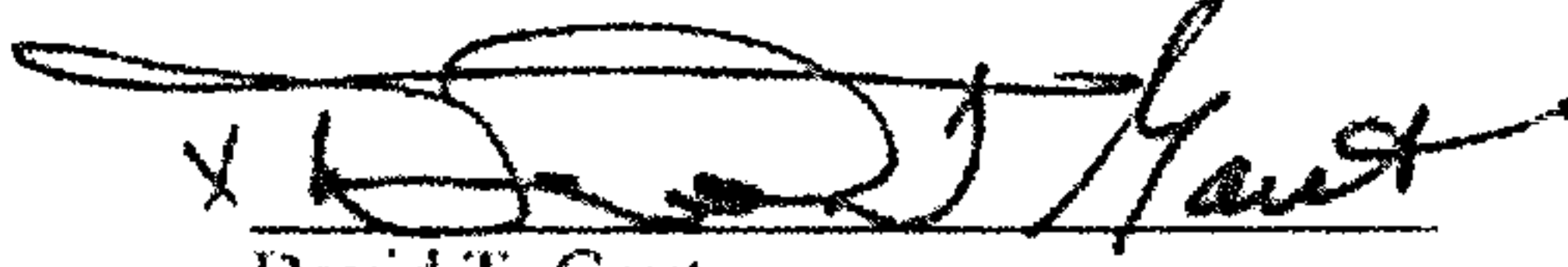
MINING AND MINERAL RIGHTS EXCEPTED.

\$540,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

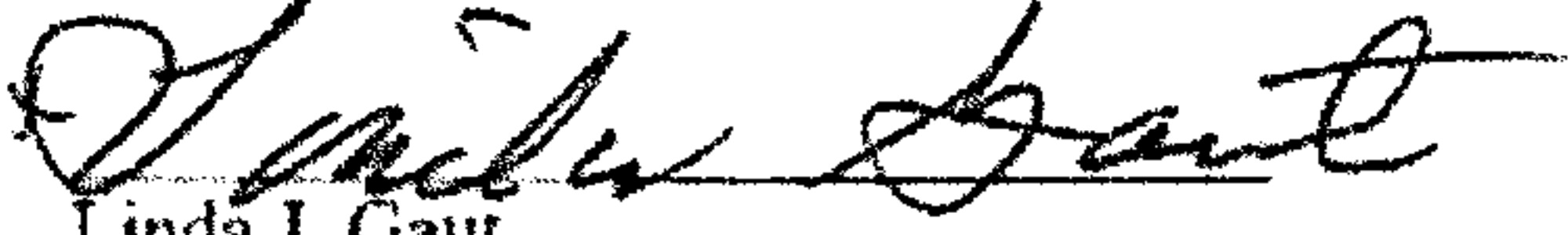
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 31 day of August, 2022.



David T. Gaut



Linda J. Gaut

State of ~~Alabama~~ FL
County of ~~Jefferson~~ Walton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David T. Gaut and Linda J. Gaut**, 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 31 day of August, 2022.



Notary Public

TIFFANY AINSWORTH

Printed Name

My Commission Expires:

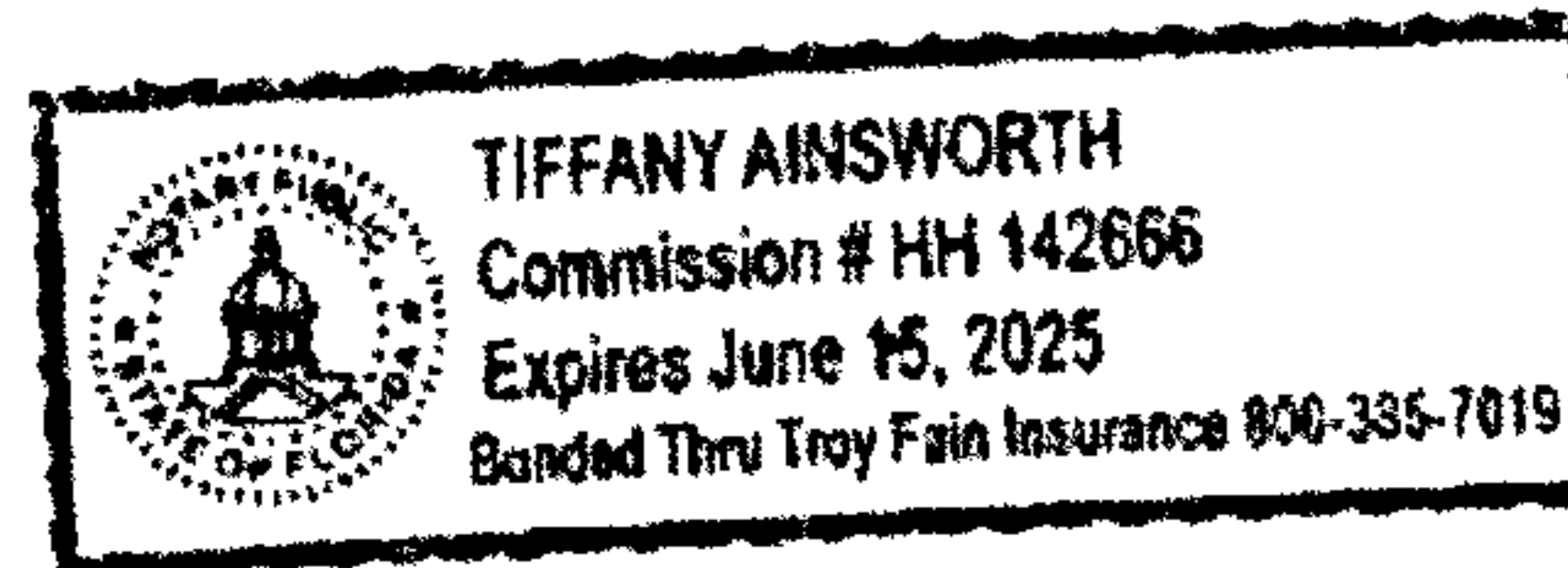


EXHIBIT A

Property 1:

Lot 11, according to a Resurvey of Lots 11 & 11A, Moss Bend, as recorded in Map Book 15, Page 13, 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
09/01/2022 08:05:08 AM
\$178.00 JOANN
20220901000341650

Allen S. Bayl