

Send Tax Notice to:
Jeff Davis and Kathy Davis
5195 Stonehaven Drive
Birmingham, AL 35244

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

File: PEL-22-3403

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) 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 **Harrison Brown, III and Tresia Peterson, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

157 Heritage Trace Parkway, Montevallo, AL 35115

by **Jeff Davis and Kathy Davis (herein referred to as "Grantee," whether one or more)**, whose mailing address is

5195 Stonehaven Drive, Birmingham, AL 35244

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 **1990 Chandalar Court, Pelham, AL 35124**, 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.

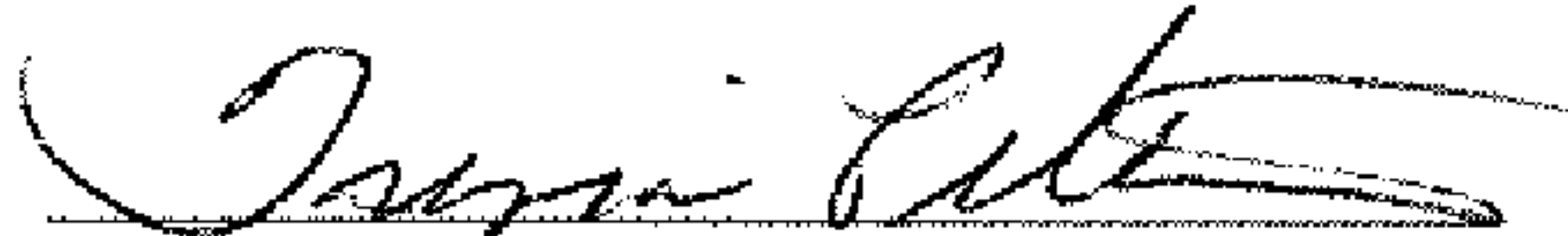
MINING AND MINERAL RIGHTS EXCEPTED.

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 August, 2022.

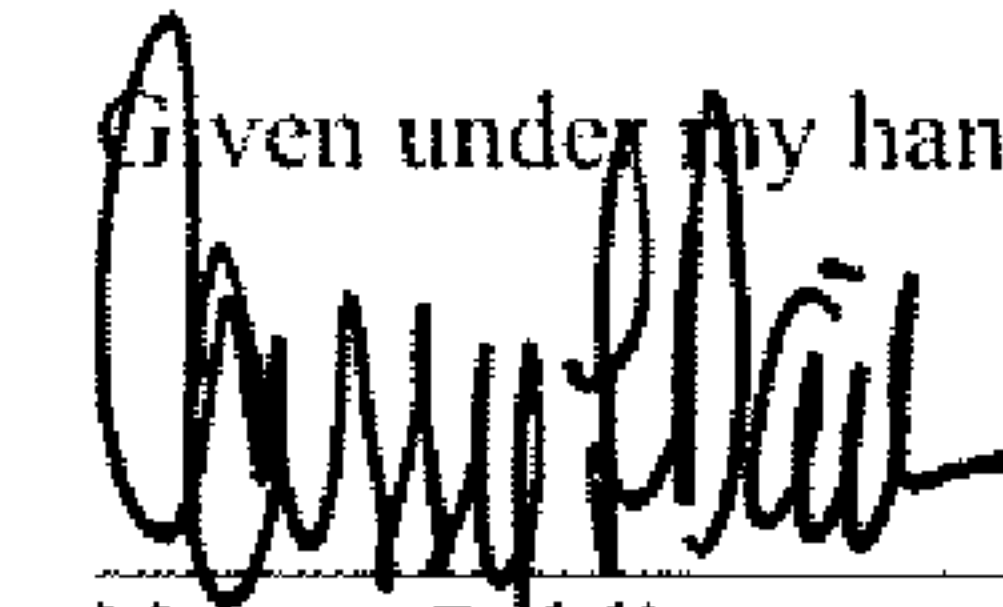

Harrison Brown, III


Tresia Peterson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harrison Brown, III and Tresia Peterson**, 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 August, 2022.


Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires:

05/02/2026

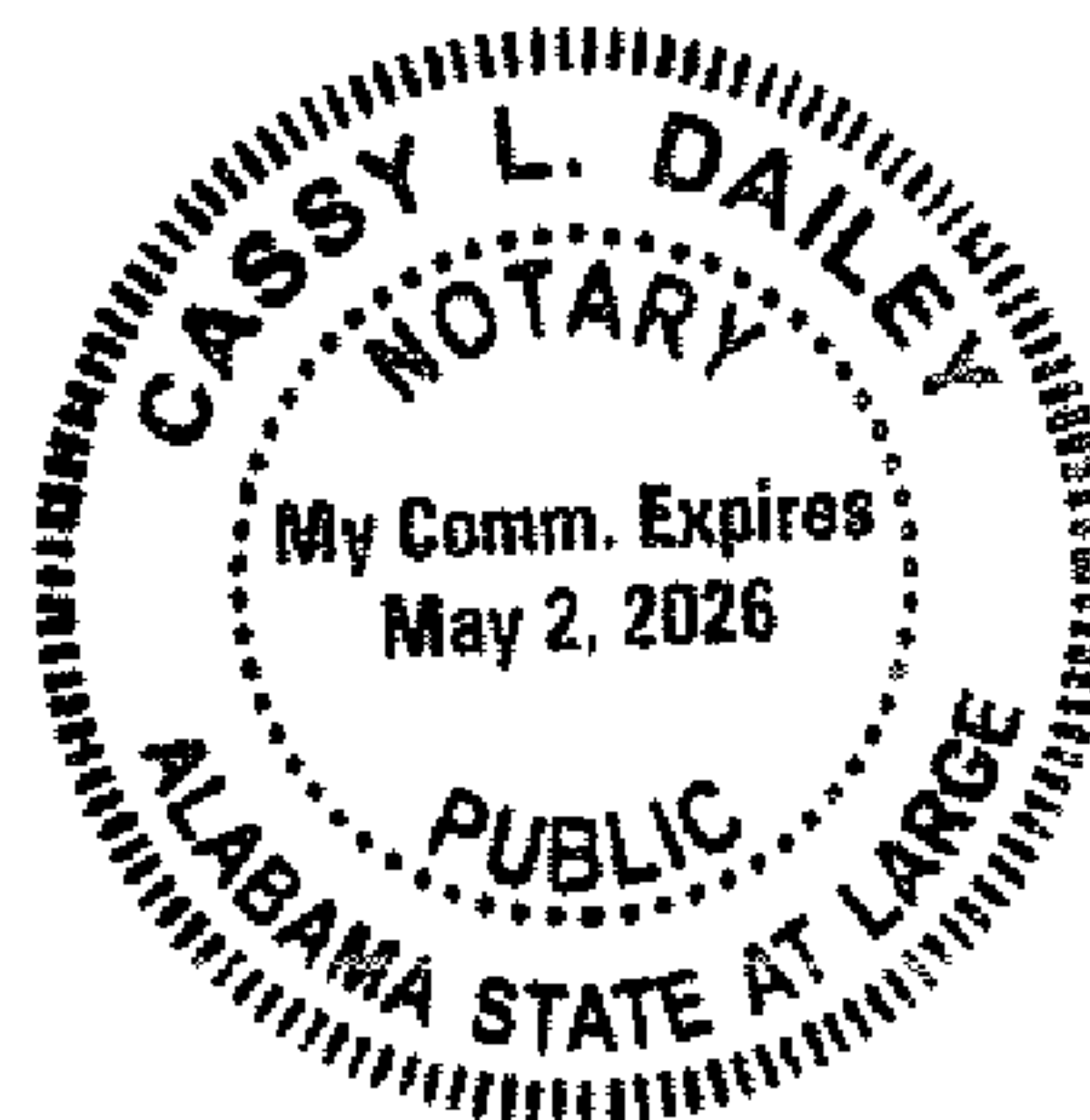


EXHIBIT A

Property 1:

Unit D, Building 10, of Chandalar Townhouses, Phase 2, as recorded in Map Book 7, Page 166, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence Northerly along the East line of said 1/4 1/4 section, 840.76 feet; thence 90 degrees left, in a Westerly direction 81.8 feet; thence 90 degrees right, in a Northerly direction, 17.1 feet to the point of beginning; said point being further identified as the SW corner of said Unit D; thence 89 degrees 00 minutes 33 seconds right, in an Easterly direction along the centerline of a party wall and the outer face of a wood fence 58.1 feet to the SE corner of said wood fence; thence 90 degrees left, in a Northerly direction along the East side of a wood fence common Units A, B, C and D, 11.6 feet to the SW edge of a storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building, a distance of 4.2 feet; thence 90 degrees left, in a Northerly direction along East side of said storage building, a distance of 6.4 feet; thence 90 degrees left, in a Westerly direction along North side of storage building, a distance of 4.2 feet to a point on the outer face wood fence common to Units A, B, C and D; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 6.1 feet to the centerline of a wood fence common to Units C and D; thence 90 degrees left, in a Westerly direction along the centerline of a wood fence and party wall common to Units C and D, and another wood fence common to Units C and D a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units A, B, C and D; thence 90 degrees left, in a Southerly direction along the outer face of said wood fence across the front of Unit D, a distance of 24.0 feet to the SW corner of said wood fence; thence 90 degrees left, in an Easterly direction along the outer face of said wood fence a distance of 9.9 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2022 01:24:43 PM
\$153.00 PAYGE
20220907000349170

Allen S. Bayl