

Send Tax Notice to:
Sarah E. Hogan
265 Highway 200
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-3173**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00) 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

Laura Byrne Morgan, an unmarried woman (herein referred to as "Grantor," whether one or more), whose mailing address is

1074 Valentine Lane, Wilsonville, AL 35186

by **Sarah E. Hogan (herein referred to as "Grantee")**, whose mailing address is

265 Hwy 200, Montevallo, AL 35115

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 **265 Highway 200, 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.

\$208,550.00 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 14th day of September 2022

Laura Byrne Morgan
Laura Byrne Morgan

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Laura Byrne Morgan**, 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 14th day of September, 2022.

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/22/23



EXHIBIT A

Property 1:
Parcel I

Beginning at the Northwest corner of the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East; thence run South along the West line of said 1/4- 1/4 for a distance of 470.82 feet to the point of beginning; thence turn an angle to the Left of 84 deg. 32 min. 30 sec. for a distance of 208.7 feet; thence turn an angle to the right of 84 deg. 32 min. 30 sec. for a distance of 104.35 feet; thence turn an angle to the right of 95 deg. 27 min. 43 sec. for a distance of 208.7 feet; thence run an angle to the right of 84 deg. 32 min. 15 sec. for a distance of 104.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Beginning at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East; thence run South along the West line of said 1/4 -1/4 for 470.82 feet to the point of beginning; thence continue along same course 104.35 feet; thence run West 27.7 feet to the right of way of Highway No. 200; thence run North along Highway No. 200 to a point due West of the point of beginning; thence run East 44.7 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
09/14/2022 02:34:52 PM
\$34.50 JOANN
20220914000356840

Allie S. Bayl