

Send Tax Notice to:
Eufemia Pinacho
8825 Highway 55
Harpersville, AL 35078

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

File: **BHM-22-4014**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIXTY THOUSAND AND 00/100 (\$60,000.00)** 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

Wesley Tanner Wood, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

807 Shoal Run Trail, Birmingham, AL 35242

by **Eufemia Pinacho (herein referred to as "Grantee"),** whose mailing address is

8825 Highway 55, Harpersville, AL 35078

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 **4612 Dead Hollow Road North, 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.

\$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.

September

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of _____, 2022.

Wesley Tanner Wood
Wesley Tanner Wood

State of ~~Alabama~~ Georgia
County of ~~Jefferson~~ Camden

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wesley Tanner Wood**, 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 22 day of September, 2022.

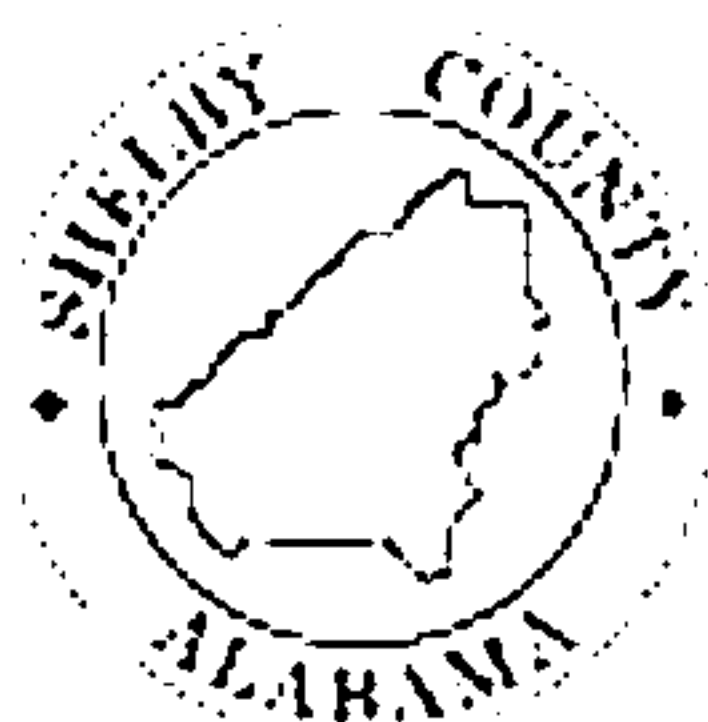
W. Patel
Notary Public
Vishal Patel
Printed Name
My Commission Expires: 02/05/2025



EXHIBIT A

Property 1:

Commence at the NW corner of the SW1/4 of SW1/4 of Section 29, Township 19, Range 2 East, and run thence South along the West line of said 1/4-1/4 Section a distance of 210 feet to the point of beginning of the parcel herein described; thence run East parallel with the North line of said 1/4- 1/4 Section, a distance of 190 feet; thence run South, parallel with the West line of said 1/4-1/4 Section, a distance of 145 feet; thence run East, parallel with the North line of said 1/4-1/4 Section, a distance of 20 feet; thence run South, parallel with the West line of said 1/4-1/4 Section, a distance of 65 feet; thence run West, parallel with the North line of said 1/4-1/4 Section, a distance of 210 feet to a point on the West line of said 1/4-1/4 Section; thence run North, along the West line of said 1/4-1/4 Section, a distance of 210 feet to the point of beginning. Situated in and lying within Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2022 12:06:17 PM
\$88.00 JOANN
20220926000368770

Allen S. Bayl