

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2022-626

Send Tax Notice To:
Karen M. Herrington
4371 Dead Hollow Road North
Harpersville, AL 35078

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED NINETEEN THOUSAND AND 00/100 (\$419,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Dorothy Jane Holloway, a married woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Karen M. Herrington** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

FROM A 3" PIPE AT THE NE CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN THENCE WEST ALONG THE ACCEPTED NORTH BOUNDARY OF THE NE 1/4-NE 1/4 OF SAID SECTION 31 A DISTANCE OF 40.02 FEET TO A 1/2" REBAR ON THE WESTERLY BOUNDARY OF) DEAD HOLLOW ROAD (40° ROW); THENCE TURN 89°54'26" LEFT AND RUN 571.00 FEET ALONG SAID ROAD BOUNDARY TO A 1/2" REBAR, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE AND ALONG SAID ROAD BOUNDARY A DISTANCE OF 638.96 FEET TO A 1/2" REBAR ON THE NORTHERLY BOUNDARY OF SEABOARD COASTLINE RAILROAD (100 ROW); THENCE TURN 57°11'49" RIGHT AND RUN 672.80 FEET ALONG SAID RAILROAD BOUNDARY TO A POINT; THENCE TURN 72°43'52" RIGHT AND RUN 941.99 FEET ALONG AN ACCEPTED PROPERTY LINE TO A 1.25" PIPE ON THE ACCEPTED WEST BOUNDARY OF AFOREMENTIONED NE 1/4-NE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SAID POINT BEING 358.14 FEET NORTH OF THE SW CORNER OF SAID NE 1/4-NE 1/4; THENCE TURN 49°50'00" RIGHT AND RUN 392.75 FEET TO A 1/2" REBAR THAT IS 575.02 FEET SOUTH OF A 1" CRIMPED PIPE ACCEPTED AS THE NW CORNER OF SAID NE 1/4- NE 1/4; THENCE TURN 89°58'02" RIGHT AND RUN 1289.53 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE EAST 1/2 - NE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

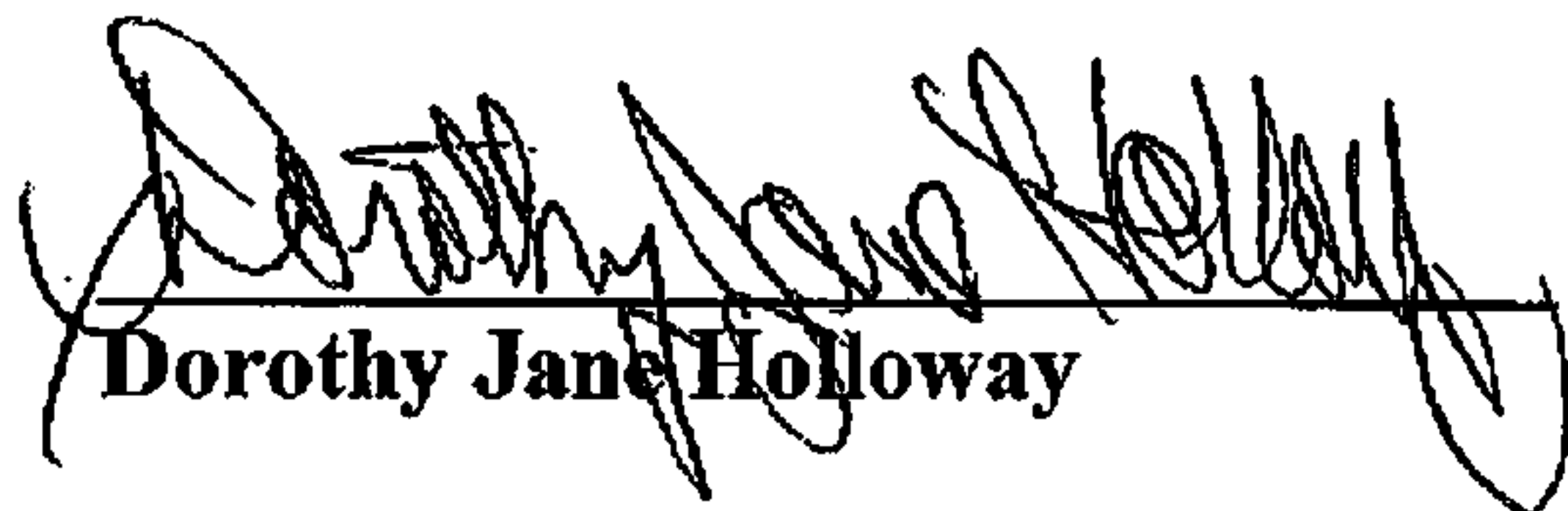
This property is not the homestead of Dorothy Jane Holloway or her spouse.

\$150,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

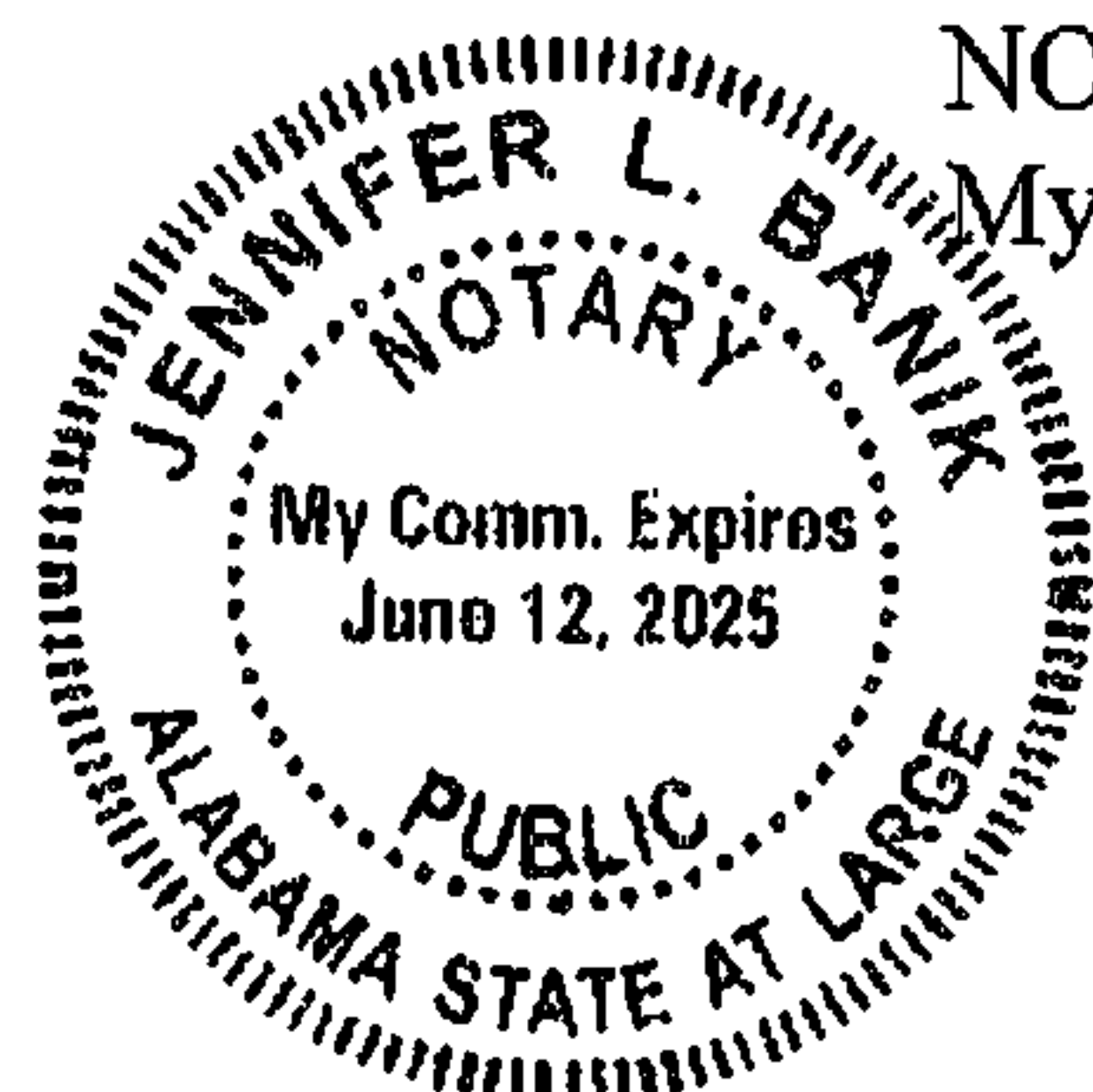
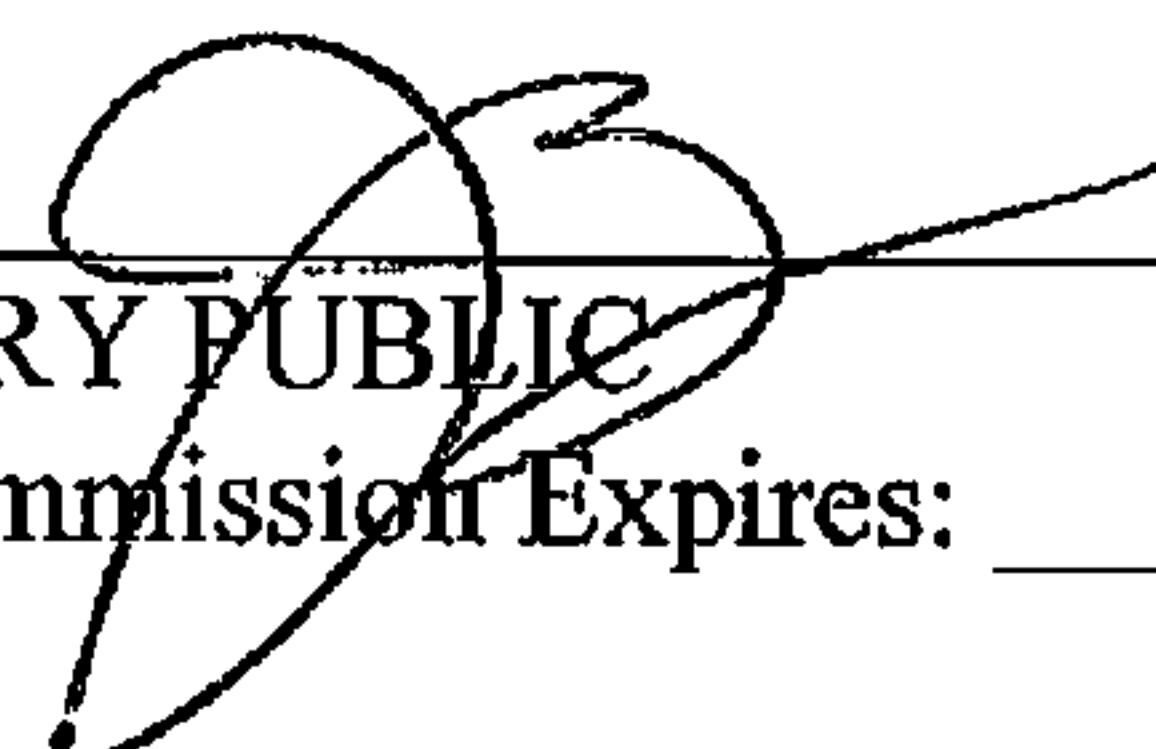
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29th day of September, 2022.


Dorothy Jane Holloway

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Dorothy Jane Holloway**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: _____


Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

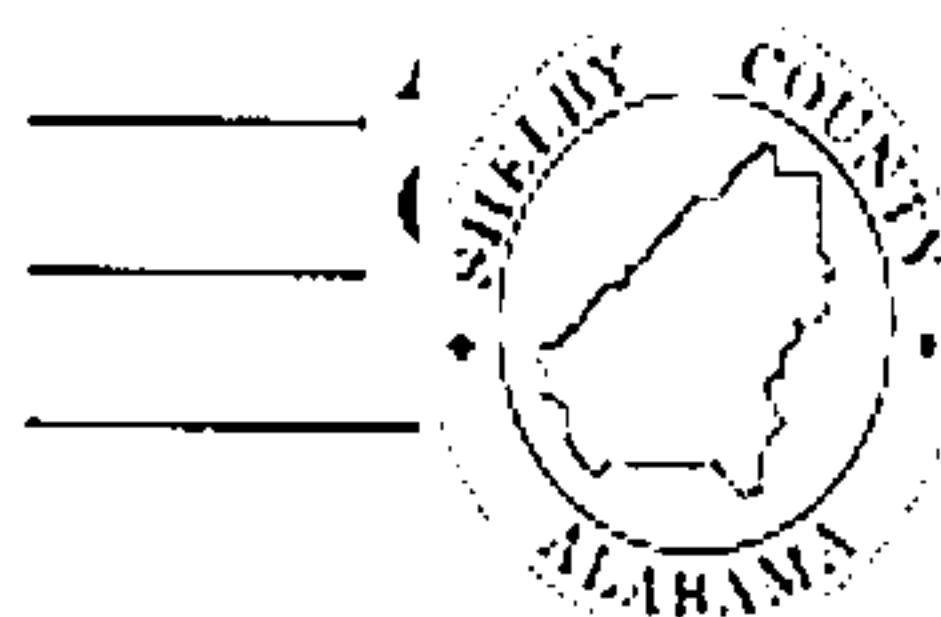
Grantor's Name Dorothy Jane Holloway
 Mailing Address 4371 Dead Hollow Road North
Harpersville AL 35078
 Property Address 4371 Dead Hollow Road North
Harpersville, AL 35078

Grantee's Name Karen M. Herrington
 Mailing Address 3733 Wimbleton Drive
Birmingham, AL 35223

Date of Sale September 29, 2022
 Total Purchase Price \$419,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2022 03:35:41 PM
 \$297.00 JOANN
 20220929000373860

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. *Allen S. Bayl*

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-29-22

Print Jawie Wozniak

Unattested

(verified by)

Sign Jawie Wozniak

(Grantor/Grantee/ Owner/Agent) circle one