

20221003000377660
10/03/2022 02:10:06 PM
DEEDS 1/3

Send Tax Notice to:
Vera C. Webb

8840 Highway 31
Calera, AL 35040

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

File: **BHM-22-3737**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00)** 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

James Paul Marquess, a married person, and Joshua Gill Marquess, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

2625 Quarter Lane Southeast, Owens Cross Roads, AL 35763

by **Vera C. Webb (herein referred to as "Grantee"),** whose mailing address is

8840 Highway 31, Calera, AL 35040

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 **8840 Highway 31, Calera, AL 35040,** 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.

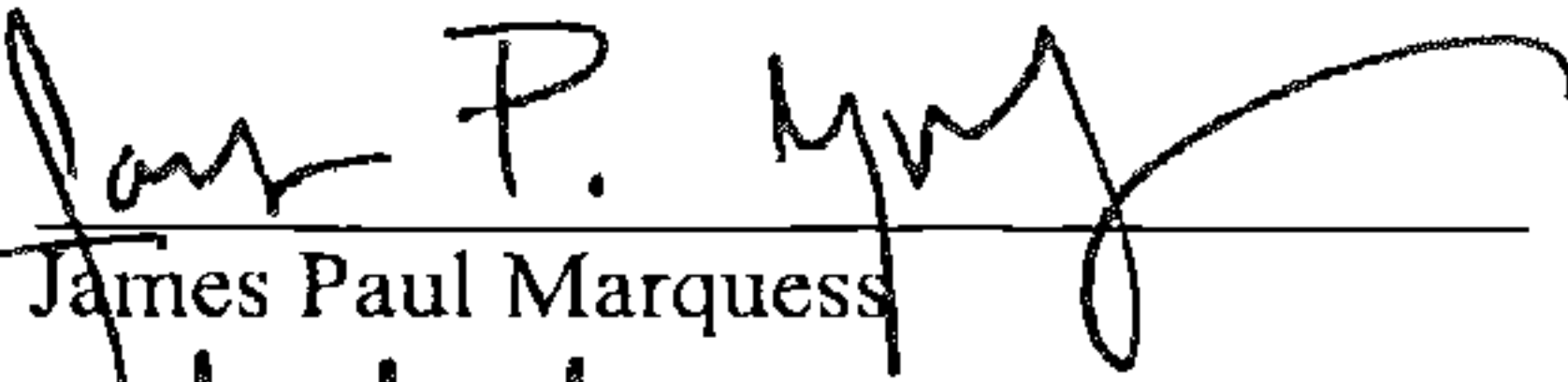
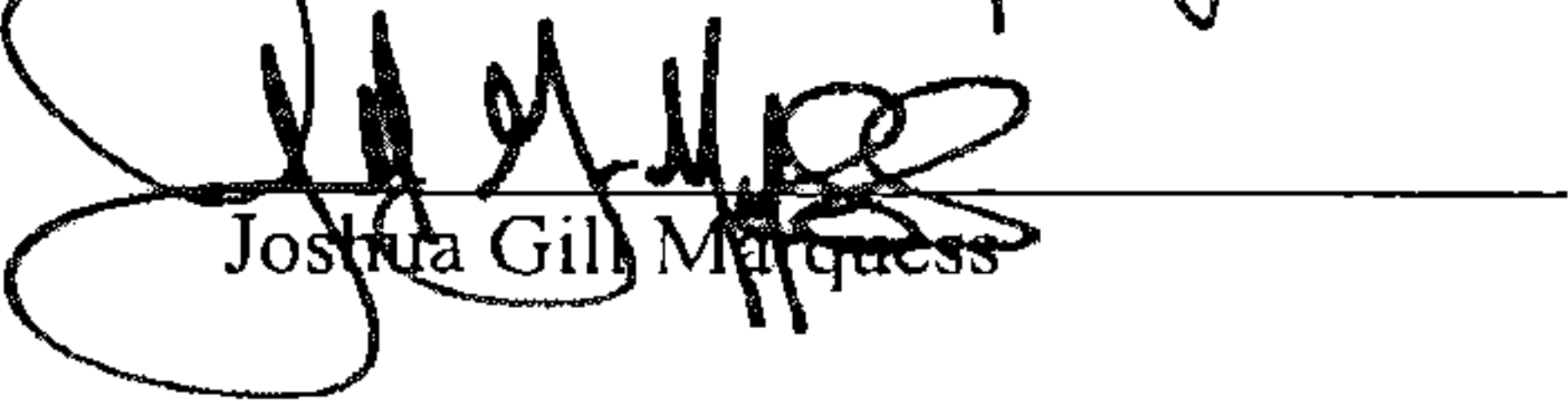
\$65,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Grantor James Paul Marquess is a married man, however, the property herein is not the homestead of the Grantor or his spouse.

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 30th day of September, 2022.


James Paul Marquess

Joshua Gill Marquess

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Paul Marquess and Joshua Gill Marquess**, 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 30th day of September, 2022.


Notary Public

Printed Name
My Commission Expires:

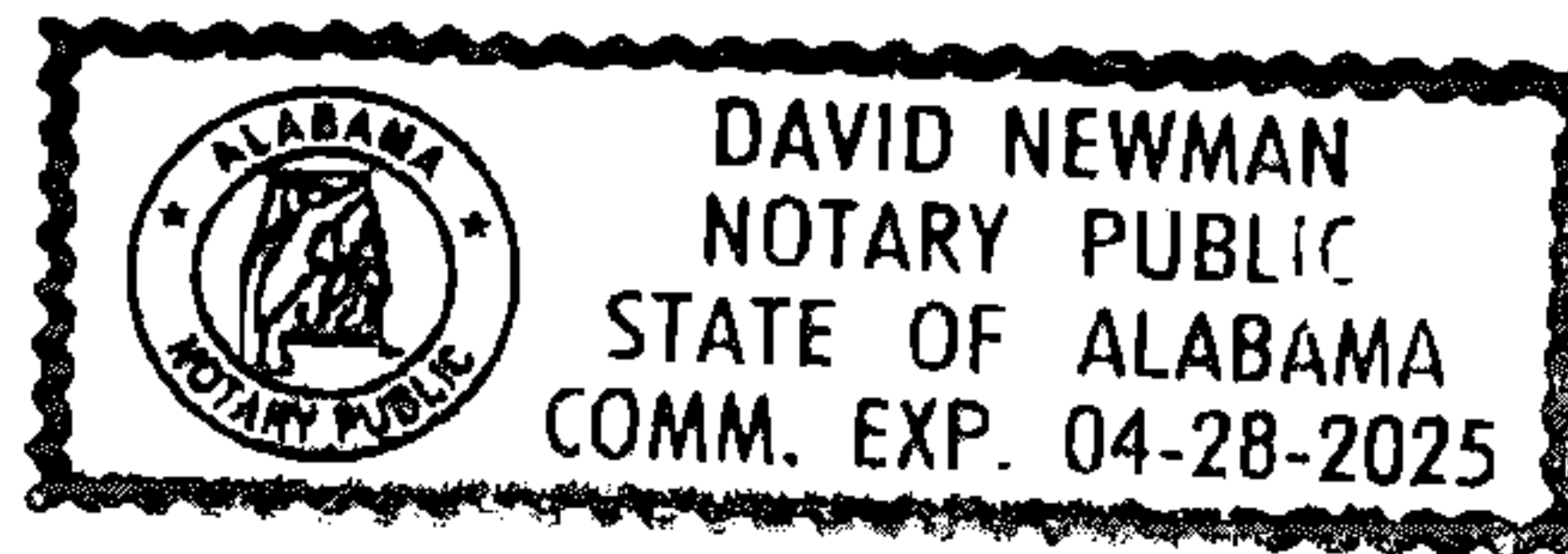


EXHIBIT A

Property 1:

A part of the NE 1/4 of SW 1/4 of NW 1/4 of Section 2, Township 24, Range 13 East, more particularly described as follows: Beginning at the SE corner of the NW 1/4 of NW 1/4 of said Section: thence South 86 deg. 20' West, 282 feet to West right of way line of new B'ham-Montgomery Highway to point of beginning of tract herein described; thence along West right of way line of said highway 29 deg. East 199.6 feet, more or less, to NE corner of A. H. Caddell property; thence along North line of Caddell property South 76 deg. West, 191 feet, more or less, to East line of old B'ham-Montgomery Highway; thence along said old highway North 45 deg. West 288 feet, more or less, to North line of said NE 1/4 of SW 1/4 of NW 1/4 of said Section 25 thence along North line North 86 deg. 20' East 293 feet, more or less, to point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2022 02:10:06 PM
\$38.00 JOANN
20221003000377660

Allen S. Bayl