

SEND TAX NOTICE TO:

Frederick Joseph Evans, Jr.
512 Notre Dame Ave
Chattanooga, TN 37412

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James R. Cox**, a single man, whose address is 1212 Camp Branch Road, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Frederick Joseph Evans, Jr.**, whose address is 512 Notre Dame Avenue, Chattanooga, TN 37412, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Frederick Joseph Evans, Jr.**, the following described real estate situated in Shelby County, Alabama, **the address of which is 716 Gallups Lane, Wilsonville, AL 35186 to-wit:**

PARCEL 2 - The South 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of the above said 1/4-1/4, said point being the POINT OF BEGINNING; thence S89°15'21"E, a distance of 1338.52' to the SE Comer of above said 1/4-1/4; thence N00°15'48"W, a distance of 662.93', thence N89°09'51"W, a distance of 1342.27"; thence S00°34'56"E, a distance of 665.15' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 22 Wide Ingress/Egress & Utility Easement, lying 11' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°15'48"W, a distance of 662.93'; thence N89°09'51"W, a distance of 11.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N00°15'48"W, a distance of 662.90'; thence S89°18'27"E, a distance of 11.00'; thence N00°15'31"W, a distance of 471.50' to the centerline of an existing 22' Ingress/Egress & Utility Easement, as recorded in Inst. #20151012000355590, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF ENDING OF SAID CENTERLINE.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of October, 2022.

James R. Cox

James R. Cox

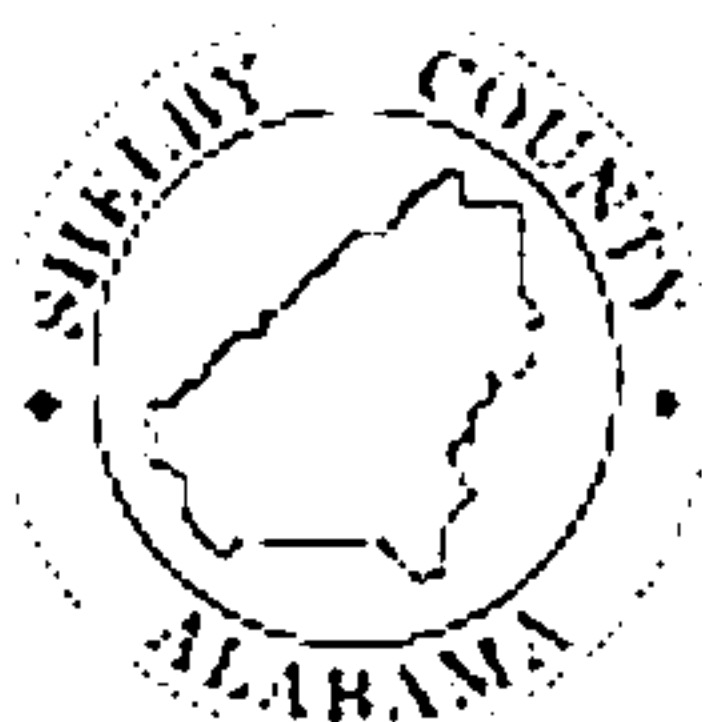
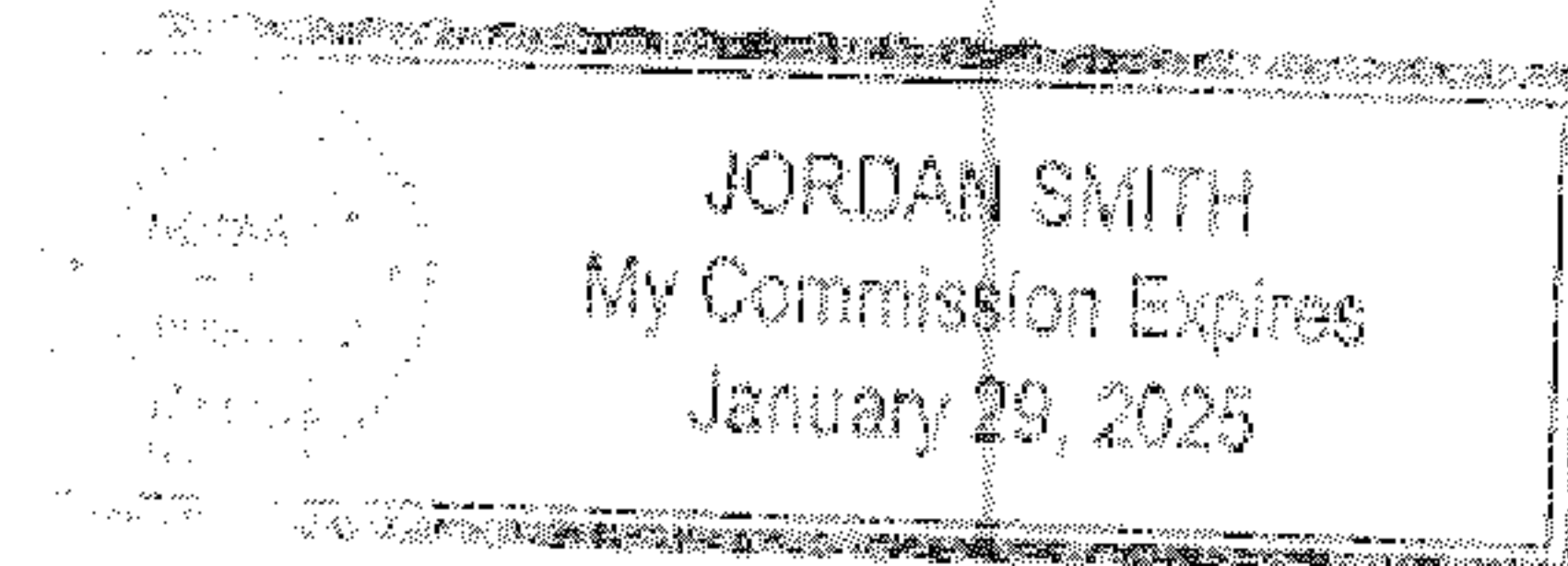
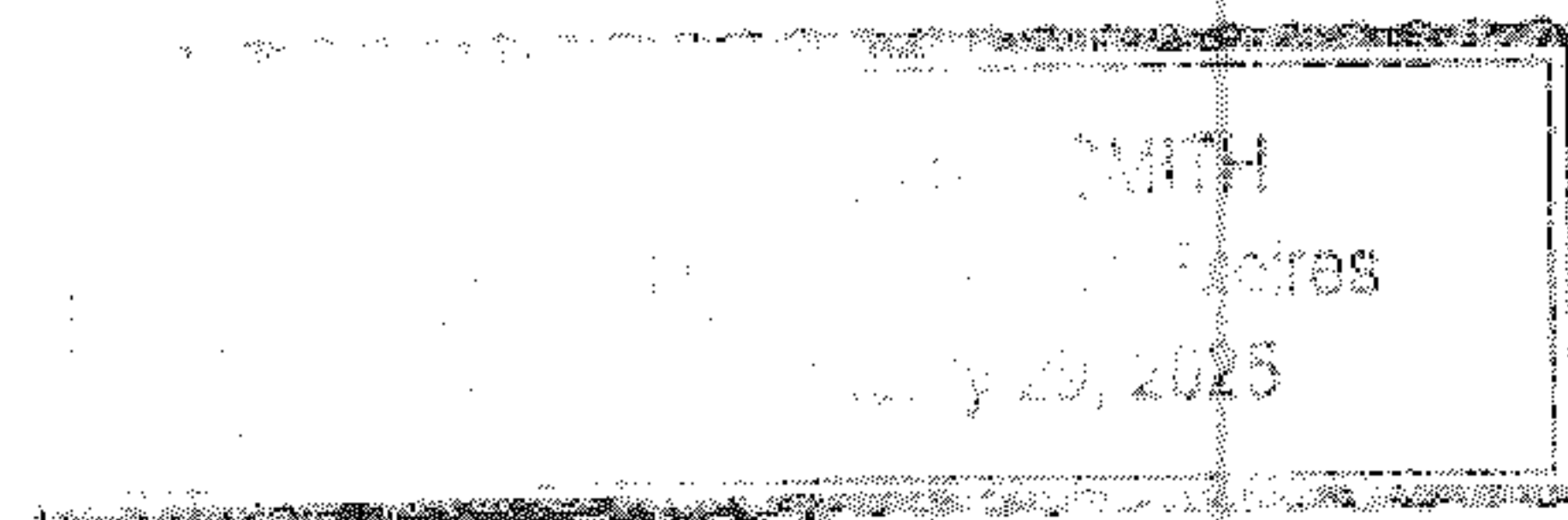
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James R. Cox whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2022.

[Signature]
Notary Public

My Commission Expires: *1/29/25*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2022 11:05:40 AM
\$215.00 JOANN
20221005000380200

Allen S. Bayl