

20221010000385100
10/10/2022 02:20:18 PM
DEEDS 1/3

Send Tax Notice to:
Ruth Ann Yongue

297 Paradise Way
Wilsonville, AL
35186

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

File: BHM-22-4264

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY EIGHT THOUSAND SEVEN HUNDRED AND 00/100 (\$278,700.00)** 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 **Michael B. Barron, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

538 Edgecrest Circle, Birmingham, AL 35205

by **Ruth Ann Yongue (herein referred to as "Grantee")**, whose mailing address is

297 Paradise Way, Wilsonville, AL 35186

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 **1010 Hebb Road, Wilsonville, AL 35186,** 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 10 day of October, 2022.

Michael B. Barron
Michael B. Barron

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael B. Barron**, 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 10 day of October, 2022.

Christian Blake Dobbins
Notary Public

Printed Name
My Commission Expires:

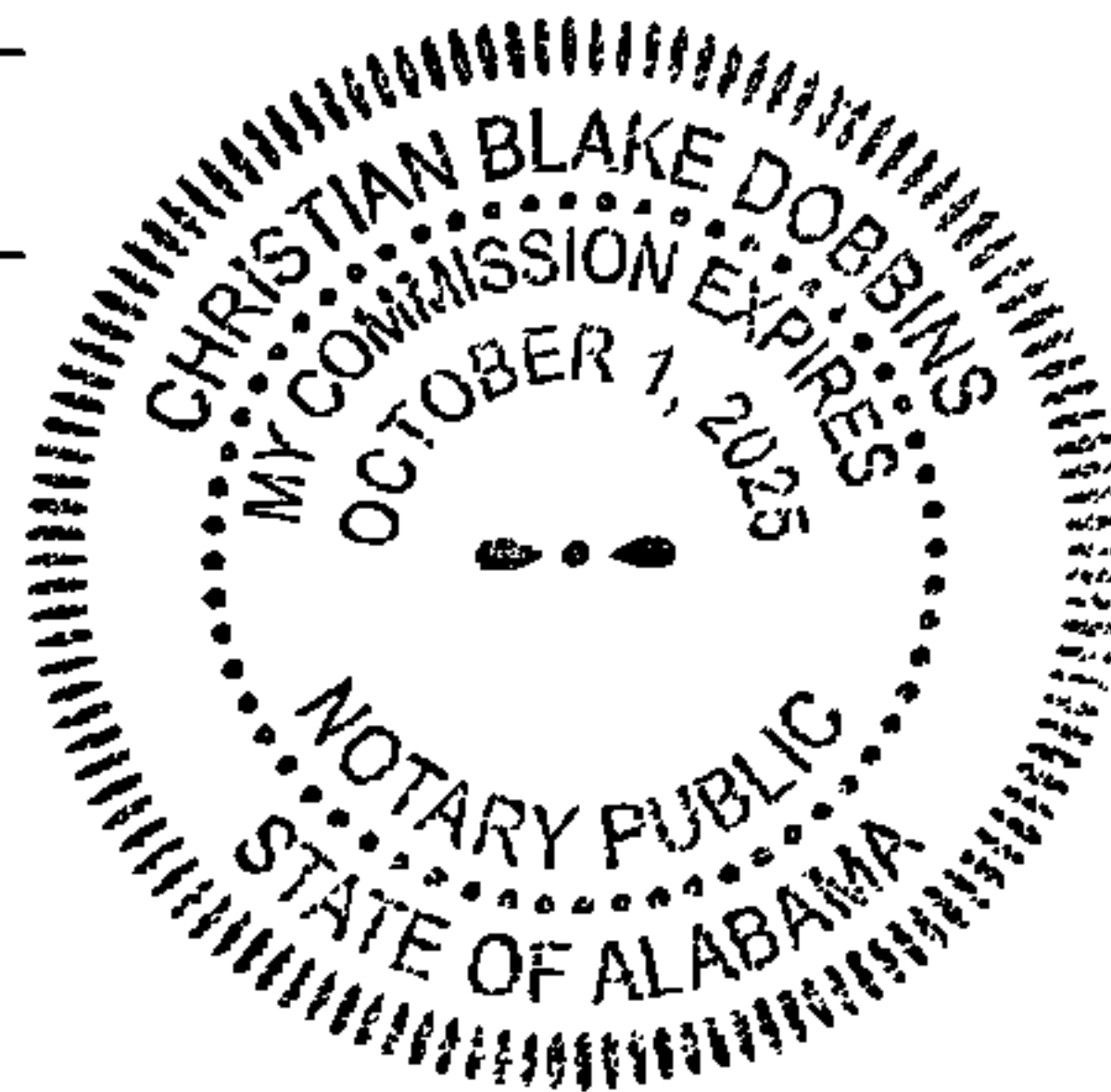
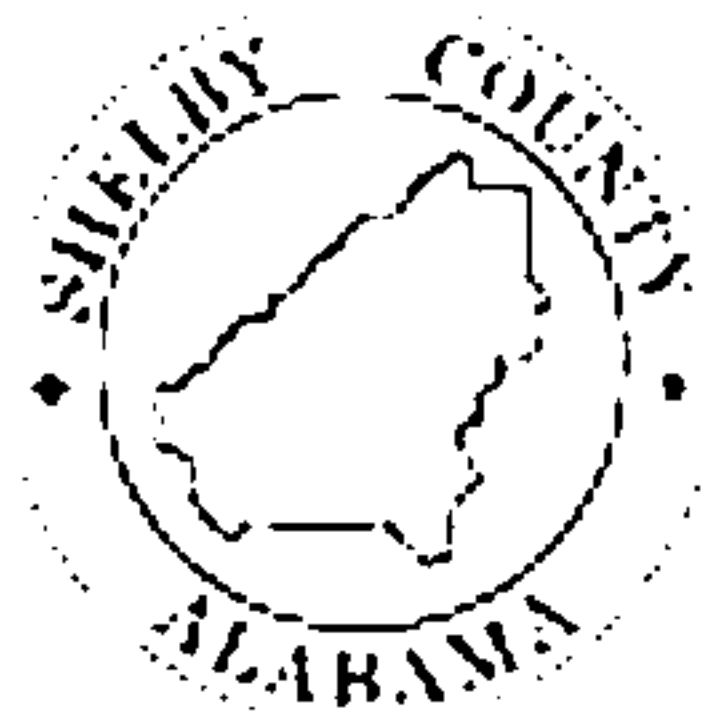


EXHIBIT A

Property 1:

BEGIN AT THE NE CORNER OF THE SE 1/4 OF SECTION 12, TWP 21 SOUTH, RANGE 1 EAST; THENCE RUN S 87-27'48" W ALONG THE NORTH LINE OF SAID 1/4 FOR 300.27'; THENCE RUN S 00-28'36" W FOR 562.40'; THENCE RUN S 89-32'14" E FOR 158.22'; THENCE RUN N 00-27'46" E FOR 50.00; THENCE RUN S 89-32'14"E FOR 141.78' TO A POINT ON THE WEST LINE OF THE SW 1/4 OF SECTION 7, TWP 21 SOUTH, RANGE 1 EAST; THENCE RUN N 00-27'01" E, ALONG SAID LINE FOR 340.12' THENCE RUN N 30-14'21" E FOR 49.26'; THENCE RUN N 70-30'00" E FOR 80.29' TO A POINT SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF HEBB ROAD, SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20-05'59" AND A RADIUS OF 412.87'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 144.84' TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF SAID SECTION 7; THENCE RUN S 86-14'32" W, ALONG SAID NORTH LINE FOR 18.97' TO THE POINT OF BEGINNING.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 02:20:18 PM
\$307.00 MISTI
20221010000385100**

Allie S. Bayal