

20221011000386370
10/11/2022 03:42:24 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Skyler Cain Williams
404 Highway 54
Montevallo, AL 35115

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 EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **H. R. Little, a married person**, whose address is 867 Valley View Road, Indian Springs Village, AL 35124, (hereinafter "Grantor", whether one or more), by **Skyler Cain Williams**, whose address is 404 Highway 54, Montevallo, AL 35115, (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 **Skyler Cain Williams**, the following described real estate situated in Shelby County, Alabama, the address of which is **404 Highway 54, Montevallo, AL 35115 to-wit:**

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 4 West and run North 89 degrees 48 minutes 13 seconds East along the North boundary of said 1/4 - 1/4 section 414.56 feet; thence run South 38 degrees 51 minutes 32 seconds West 881.89 feet to a point on the Northwest right of way of Shelby County Highway No. 54; said point being the point of beginning of this description; thence continue along said right of way South 47 degrees 35 minutes 24 seconds West 163.11 feet; thence run North 40 degrees 11 minutes 05 seconds West 180.27 feet; thence run North 52 degrees 26 minutes 15 seconds East 139.46 feet; thence run South 48 degrees 13 minutes 36 seconds East 169.22 feet to the Point of Beginning.

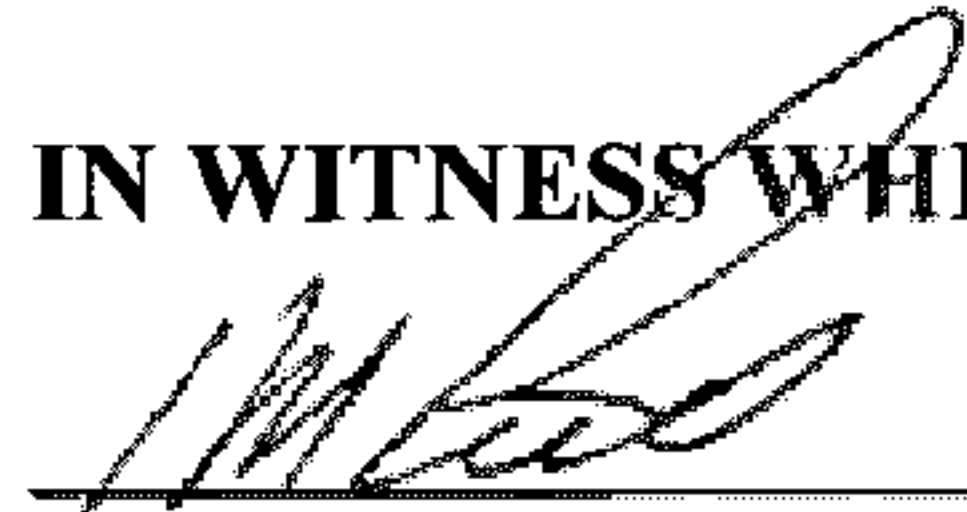
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

Subject to a third-party mortgage in the amount of \$185,000.00 executed and recorded simultaneously herewith.

Subject to a third-party 2nd mortgage in the amount of \$6,500.00 executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11th day of October, 2022.

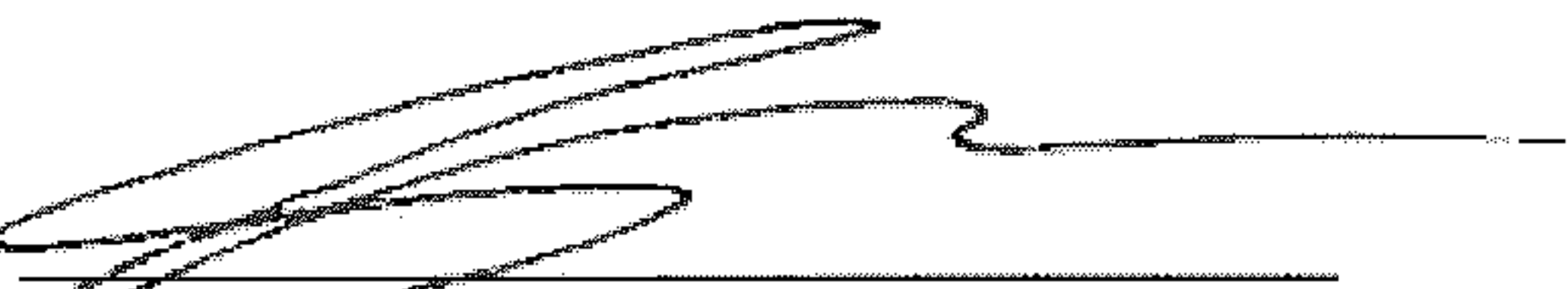


H. R. Little

STATE OF ALABAMA
COUNTY OF JEFFERSON

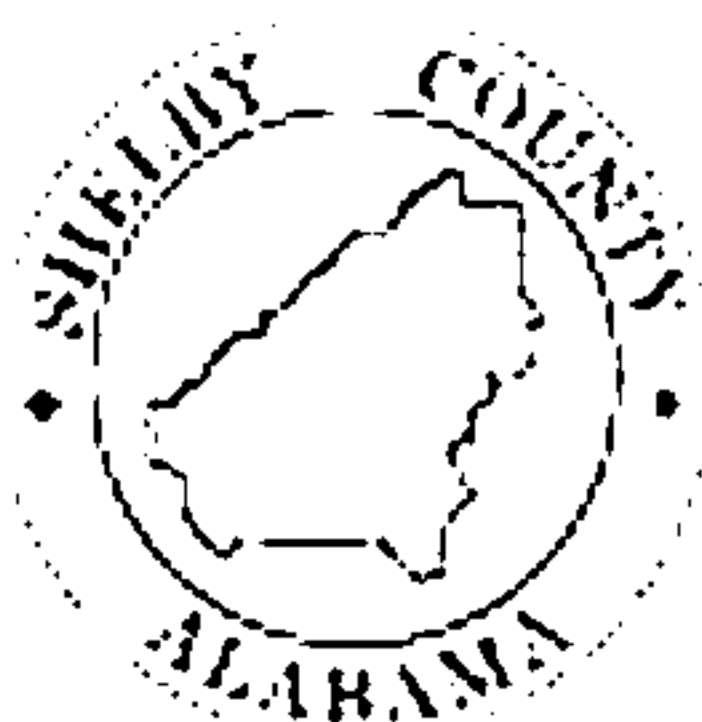
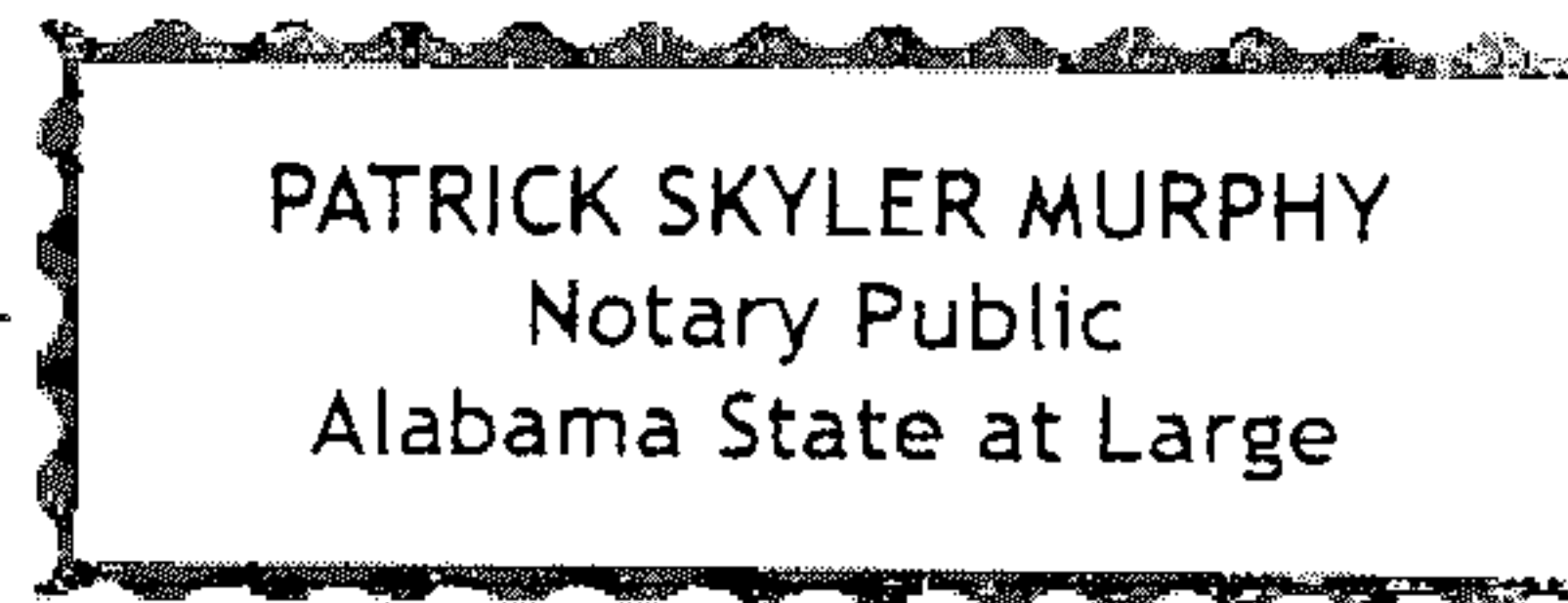
I, the undersigned Notary Public in and for said County and State, hereby certify that H. R. Little whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2022.



Notary Public

My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2022 03:42:24 PM
\$26.00 JOANN
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