

20221013000387680  
10/13/2022 08:05:41 AM  
DEEDS 1/3

Send Tax Notice to:  
Keon Wimbish and Diana Michelle  
Gardner  
19750 County Road 55  
Sterrett, AL 35147

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

File: **BHM-22-1920**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00) 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

**Christy Goldman, a single person and Vicki Lynn Graham, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

113 First Avenue, Saraland, AL 36571

by **Keon Wimbish and Diana Michelle Gardner (herein referred to as "Grantee," whether one or more)**, whose mailing address is

19750 County Road 55, Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **19750 Highway 55, Sterrett, AL 35147**, 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.

**\$127,645.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 12 day of October, 2022.

*Christy Goldman by Vicki Lynn Graham, Attorney-in-Fact*  
Christy Goldman by Vicki Lynn Graham, Attorney-In-Fact

*Vicki Lynn Graham*  
Vicki Lynn Graham

State of Alabama  
County of Jefferson

I, C. Blake Dobbin, a Notary Public, hereby certify that **Vicki Lynn Graham**, whose name(s) is signed as Attorney in Fact for **Christy Goldman** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 12 day of October, A. D. 2022.

*C. Blake Dobbin*  
\_\_\_\_\_  
Notary Public

Printed Name  
My Commission Expires:



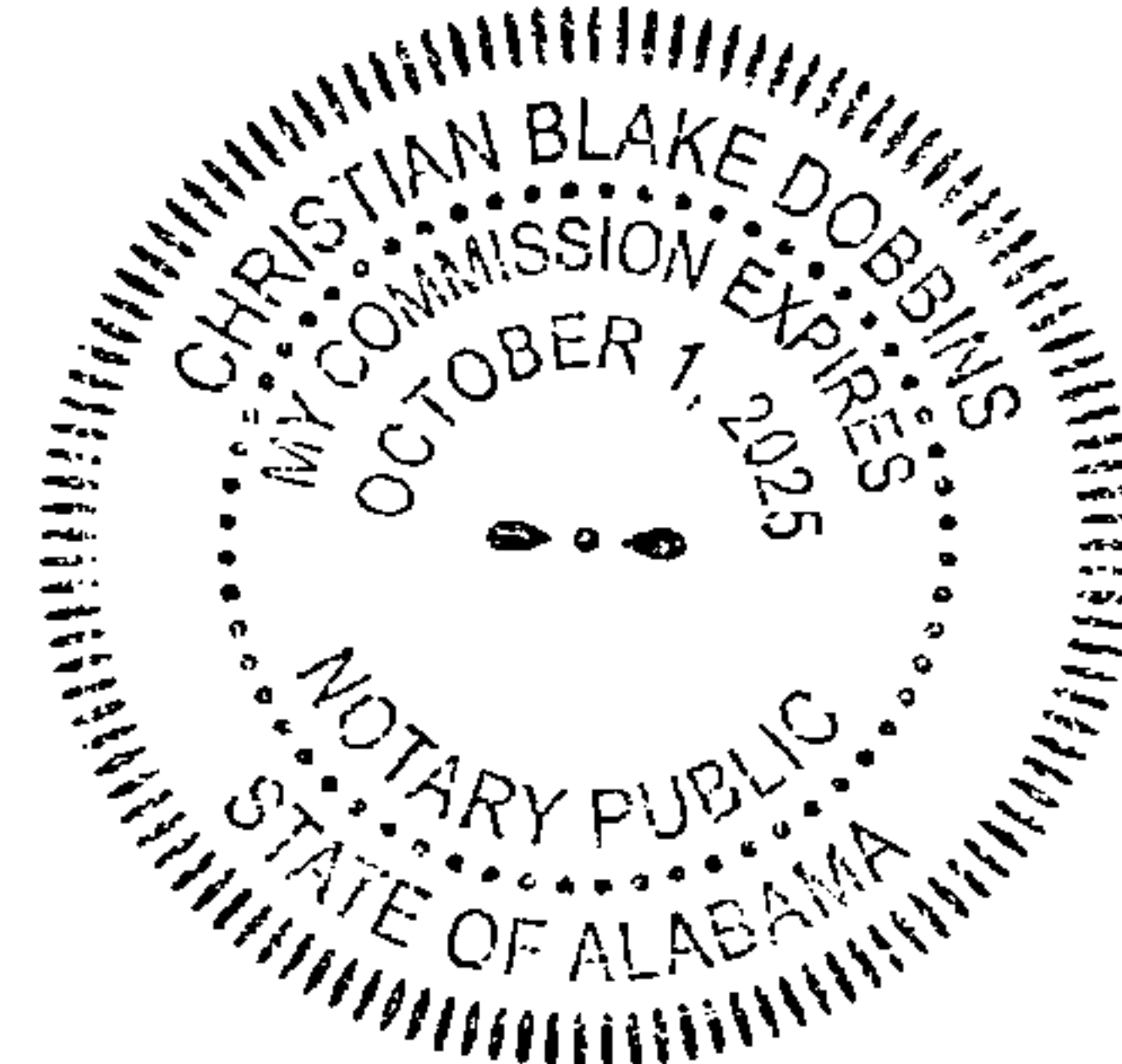
State of Alabama  
County of Jefferson

I, C. Blake Dobbin, a Notary Public, hereby certify that **Vicki Lynn Graham**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand this 12 day of October, A. D. 2022.

*C. Blake Dobbin*  
\_\_\_\_\_  
Notary Public

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

The North 1/2 of the following described property:

Begin at the NE corner and run South 420 feet; thence West 105 feet; thence North 420 feet; thence East 105 feet to the starting point and begin a part of the NE 1/4 of NE 1/4 of Section 18, Township 18, Range 2 East, Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/13/2022 08:05:41 AM**  
**\$30.50 JOANN**  
**20221013000387680**

*Allie S. Bayl*