

20221013000388470
10/13/2022 12:08:44 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Timothy John Genry and Abby Gail Genry
125 Highway 253
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 FIFTY THOUSAND AND 00/100 (\$150,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kevin Genry and Debbie Genry, husband and wife**, whose address is 356 Rolling Mill Road, Brierfield, AL 35035 (hereinafter "Grantor", whether one or more), by **Timothy John Genry and Abby Gail Genry**, whose address is 125 Highway 253 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 **Timothy John Genry and Abby Gail Genry, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **125 Highway 253, Montevallo, AL 35115** to-wit:

A parcel of land, lying in the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3/4" rebar found and locally accepted to be the Northeast corner of said 1/4-1/4 section, said point being South 88 degrees 45 minutes 44 second West of a 5/8" rebar found at the Northwest corner of Tract 1 of Shady Acres, as recorded in Map Book 26, Page 52, in the Probate Office of said Shelby County; thence South 00 degrees 33 minutes 26 seconds East along the East line of said 1/4-1/4 section for a distance of 315.00 feet to a 5/8" capped rebar set stamped "Clinkscals", said point being the POINT OF BEGINNING of the parcel herein described; thence continue South 00 degrees 33 minutes 26 seconds East along said East line for a distance of 345.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence leaving said East line, South 89 degrees 26 minutes 34 seconds West for a distance of 210.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 00 degrees 33 minutes 26 seconds West for a distance of 259.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 89 degrees 26 minutes 34 seconds East for a distance of 80.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 00 degrees 33 minutes 26 seconds West for a distance of 86.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 89 degrees 26 minutes 34 seconds East for a distance of 130.00 feet to the POINT OF BEGINNING.

LESS & EXCEPT any portion of the above-described property lying within the right of way of Shelby County Road 253.

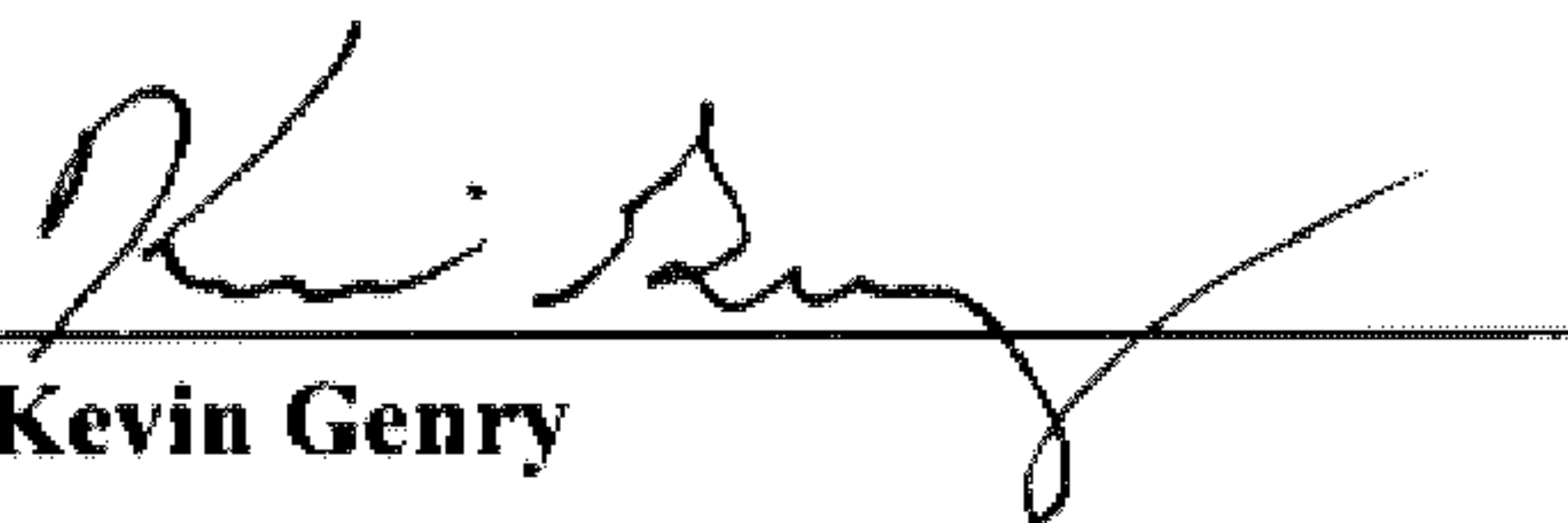
**Kevin Genry is one and the same person as Kevin G. Genry and Graylon Kevin Genry.
Debbie Genry is one and the same person as Debbie A. Genry and Deborah Anne Speakman Genry.**

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.

Subject to a third-party mortgage in the amount of \$60,673.00 executed and recorded simultaneously herewith.

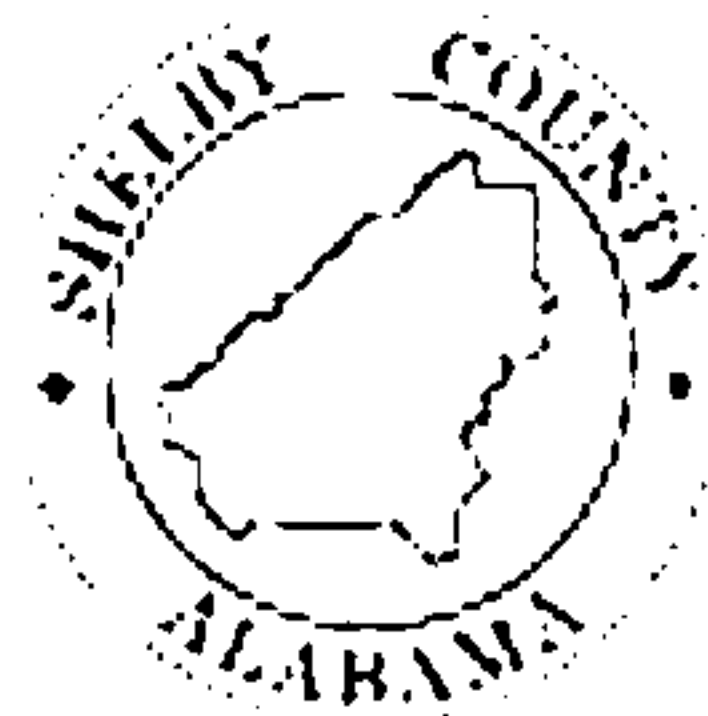
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 12th day of October, 2022.

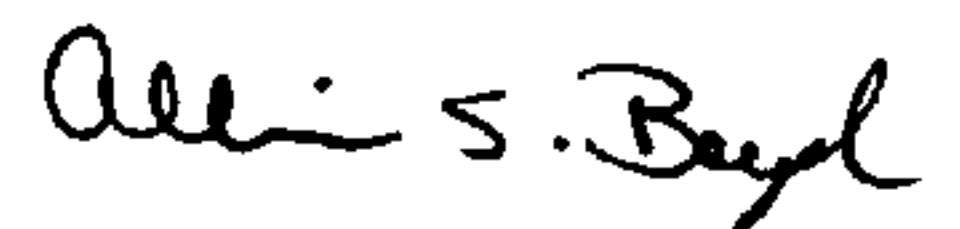

Kevin Genry


Debbie Genry

STATE OF ALABAMA
COUNTY OF SHELBY

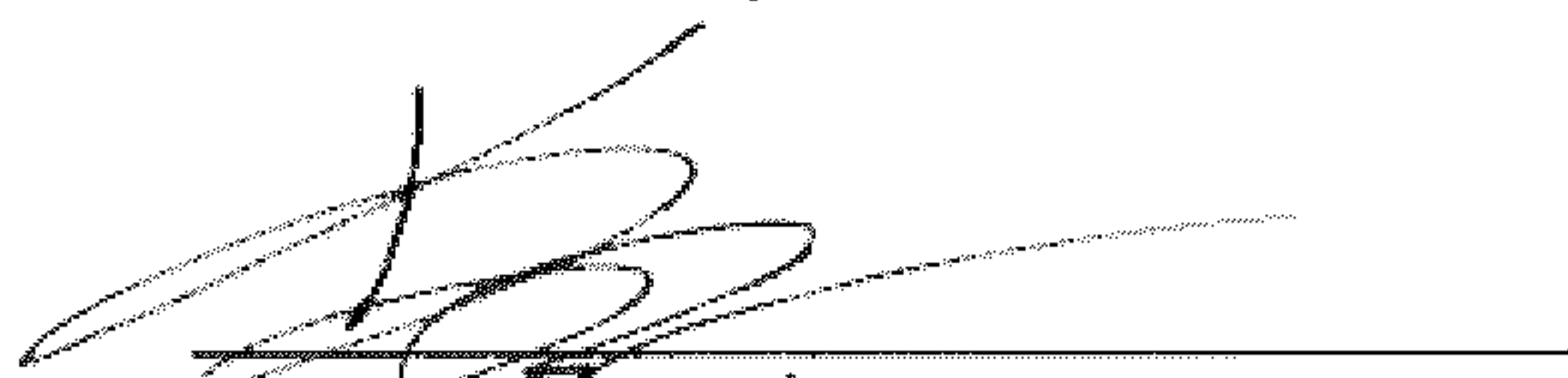


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2022 12:08:44 PM
\$118.50 JOANN
20221013000388470



I, the undersigned Notary Public in and for said County and State, hereby certify that Kevin Genry and Debbie Genry whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2022.


Notary Public: Kenneth B. St. John
My Commission Expires: 11/13/2022

