

Send Tax Notice to:
Frances Williams and Roger House
141 Highway 22
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-3808**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00)** 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 **Carolyn P. Clark, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

159 Weatherly Way, Pelham, AL 35124

by **Frances Williams and Roger House (herein referred to as "Grantee")**, whose mailing address is
141 Highway 22, Montevallo, AL 35115

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 **141 Highway 22, Montevallo, AL 35115**, 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.

\$231,725.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Carolyn P. Clark is the surviving Grantee of that certain deed recorded at Instrument No. 1996-31447 in the Probate Office of Shelby, County, Alabama. Jack Newton Clark, the other Grantee, is deceased, having died on or about March 28, 2012.

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 07 day of October, 2022

Carolyn Clark
Carolyn P. Clark

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carolyn P. Clark**, 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 07 day of October, 2022.

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/22/2023

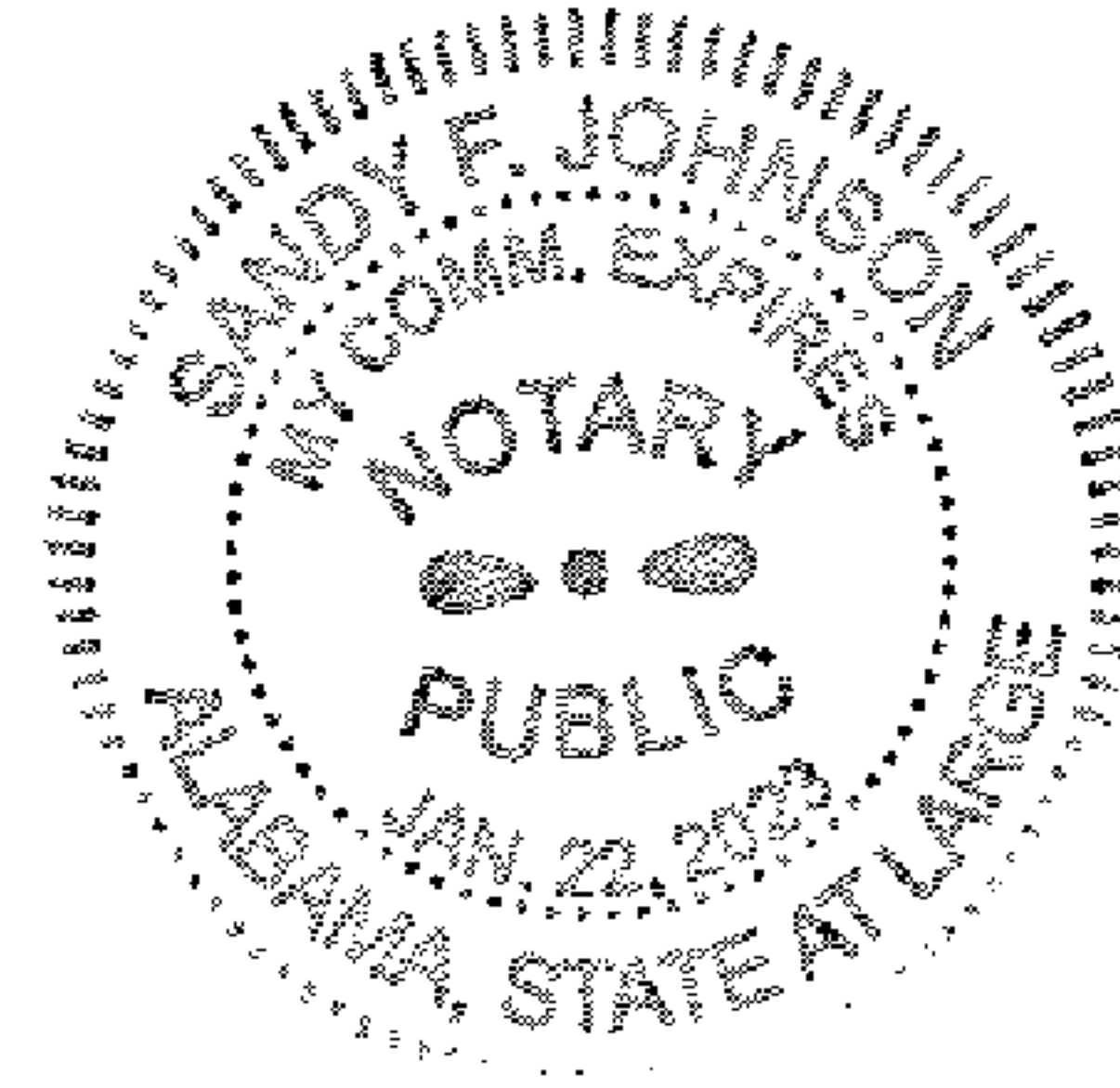


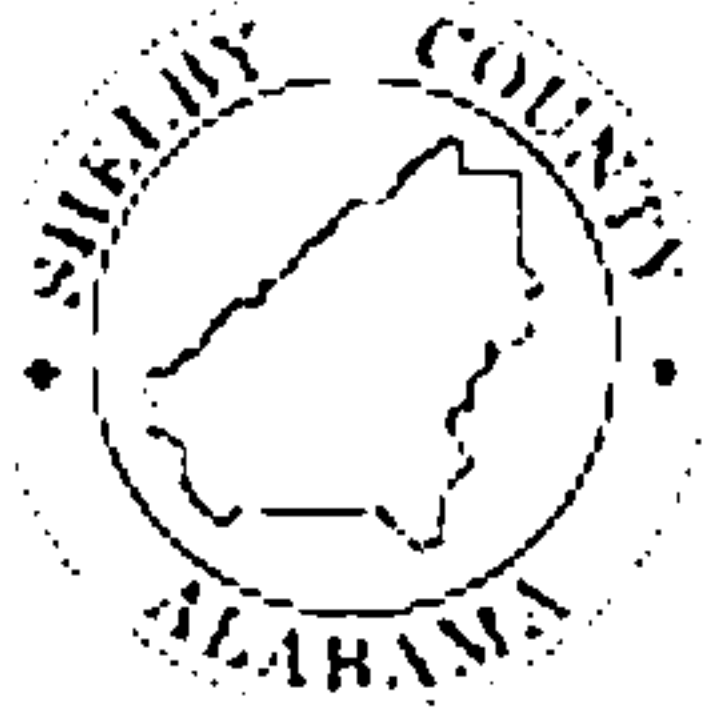
EXHIBIT A

Property 1:

All that part of the SE 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, lying North of the Tuscaloosa and Columbiana Public Road. Mineral rights are hereby excepted. Situated in Shelby County, Alabama. There is excepted from the above described land and this conveyance of acreage heretofore conveyed to Y.J. Pickett by conveyance recorded in Volume 108 Record of Deeds, Page 81, in Judge of Probate's Office, Shelby County, Alabama, and also acreage heretofore conveyed to W.C. Pickett by conveyance recorded in Volume 125 Record of Deeds, Page 349, in the Judge of Probate's Office, Shelby County, Alabama.

LESS AND EXCEPT:

Begin at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 2, Township 22 South, Range 4 West; thence southerly along the West boundary of said quarter-quarter section 168.23 feet; thence 97 degrees and 44 minutes left in a northeasterly direction 129.60 feet to the point of beginning; thence 4 degrees 06 minutes left in a northeasterly direction 76.74 feet; thence 92 degrees and 28 minutes right in a southeasterly direction 178.65 feet to intersection with the centerline of Shelby County Highway No. 22; thence 76 degrees and 48 minutes right in a southwesterly direction along said centerline 76.60 feet; thence 102 degrees and 01 minutes right in a northwesterly direction 192.85 feet, more or less, to the point of beginning.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2022 12:46:25 PM
\$32.50 PAYGE
20221013000388610**

Allen S. Boyd