

This instrument prepared by:
Joshua S. Inman
Inman & Associates LLC
500 2nd Avenue South
Clanton, AL 35045

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY



20221018000393370 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
10/18/2022 11:20:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two
Hundred Fifteen Thousand and no/100 (\$215,000.00) Dollars to the undersigned grantor, in
hand paid by the grantee herein, the receipt whereof is acknowledged, **Jerimy Shane Boyd**
a Married person, (herein referred to as grantor), grants, bargains, sells and
conveys to **Melissa Irene Williams**, (herein referred to as grantee), the following described
real estate, situated in Shelby County, Alabama, to-wit:

Lot 12 and the South portion of Lot 13, described as follows:
Beginning at the Southeast corner of Lot 13, go South 88 degrees
41 minutes West along South boundary of Lot 13 for 163.68 feet
to the Southwest corner of said lot; Thence North 0 degrees 52
minutes East for 21.50 feet; thence North 9 degrees 55 minutes
East for 75.73 feet; thence South 66 degrees 37 minutes East for
144.59 feet to the West boundary of Pine Wood Lane; thence
along this boundary for 40.20 feet to the Point of beginning of
Bridlewood Forest Subdivision as recorded in Map Book 5, Page
52, in the Probate Office of Shelby County, Alabama. Situated in
the Town of Montevallo, Shelby County, Alabama.

This conveyance is made together with and subject to any
and all easements, covenants, restrictions, reservations and
rights of way appearing of record and/or affecting the
subject property.

\$200,000.00 of the purchase price was paid from the
proceeds of a purchase money mortgage closed and
recorded simultaneously herewith.

Grantor herein certifies that the above described property
constitutes no part of his present marital homestead.

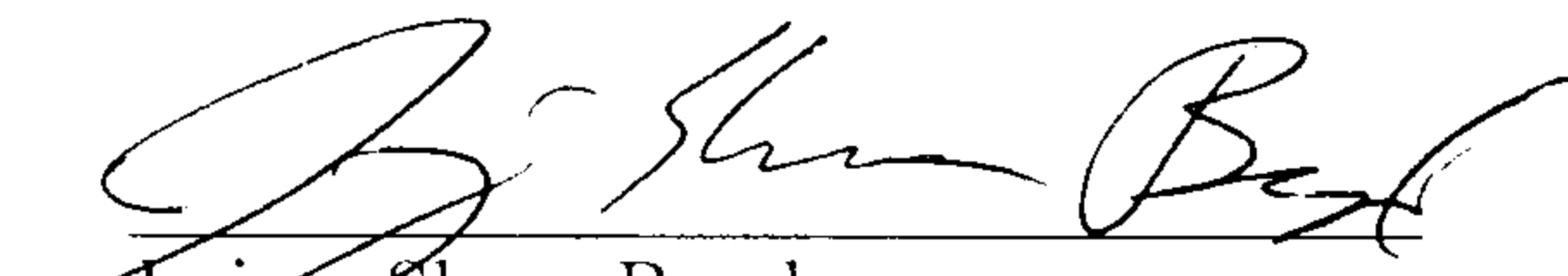
TO HAVE AND TO HOLD to the said grantee, its successors and assigns
forever.

And said grantor does for itself and for its successors and assigns covenant
with the said grantee, its successors and assigns, that grantor is lawfully seized in fee
simple of said premises; that it is free from all encumbrances, unless otherwise noted

Shelby County, AL 10/18/2022
State of Alabama
Deed Tax: \$15.00

above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the
11 day of October, 2022

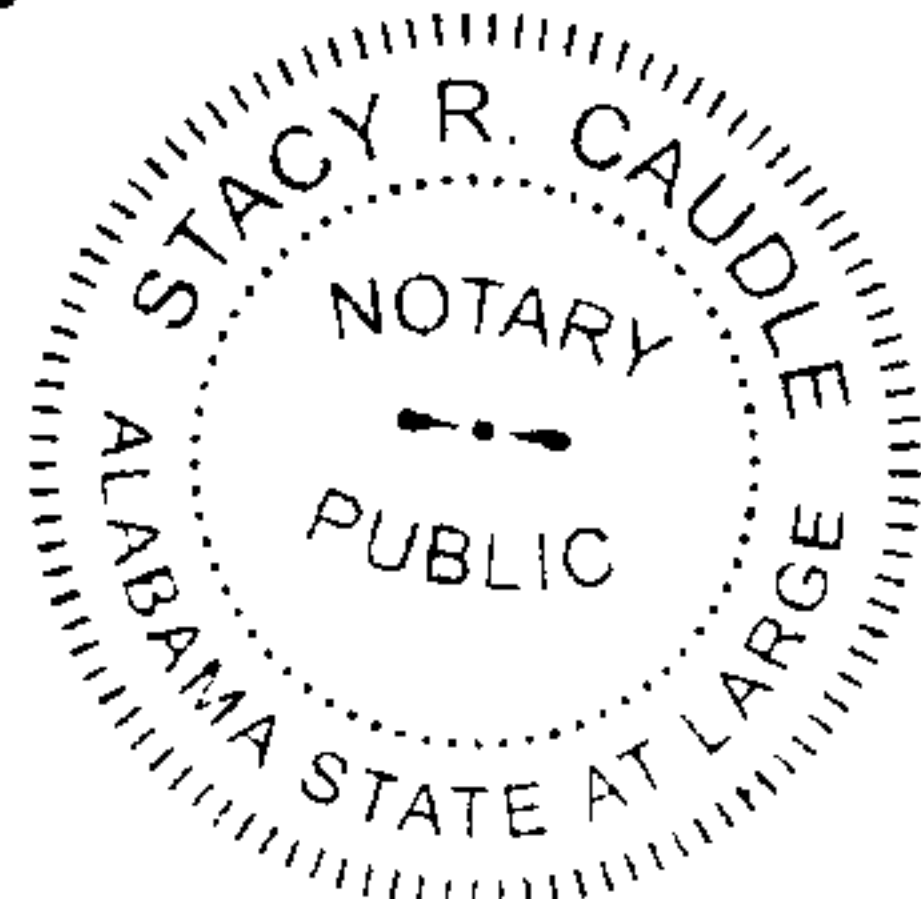

Jeremy Shane Boyd

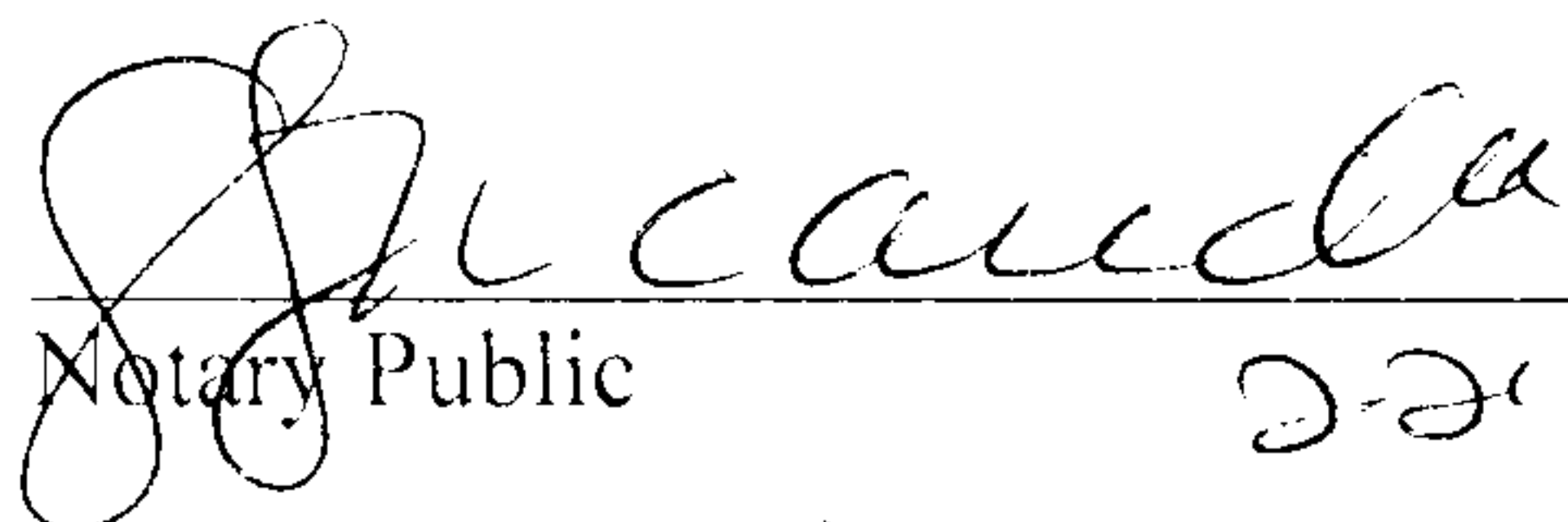
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeremy Shane Boyd, who 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, they, executed the same voluntarily on the day the same bears date.

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




Notary Public 2-2-24

Address of Grantee:
155 Pinewood Lane
Montevallo, AL 35115

Address of Grantor:
420 Gray Oaks Dr.
Pelham, AL 35124

Property Address:
155 Pinewood Lane
Montevallo, AL 35115