

Send Tax Notice to:
David Folden and Rebekah Folden
406 Hwy 306
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-3405

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$349,900.00)** 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 **Steven L. Abbott, an unmarried man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P.O. Box 4554, Gulf Shores, AL 36547

by **David Folden and Rebekah Folden (herein referred to as "Grantee," whether one or more)**, whose mailing address is

406 highway 306, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **406 Highway 306, Calera, AL 35040**, 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.

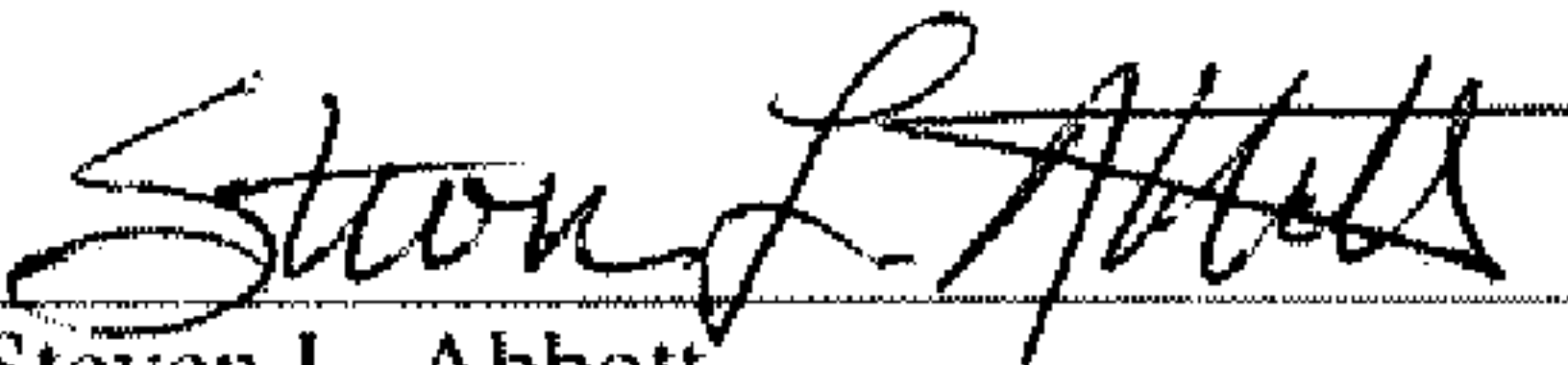
Steven L. Abbott is the surviving Grantee in that certain deed recorded at Instrument No. 2001-30916 in the Probate Office of Shelby County, Alabama. Nancy E. Abbott, the other Grantee is deceased, having died on or about June 3, 2021.

\$343,561.00 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.

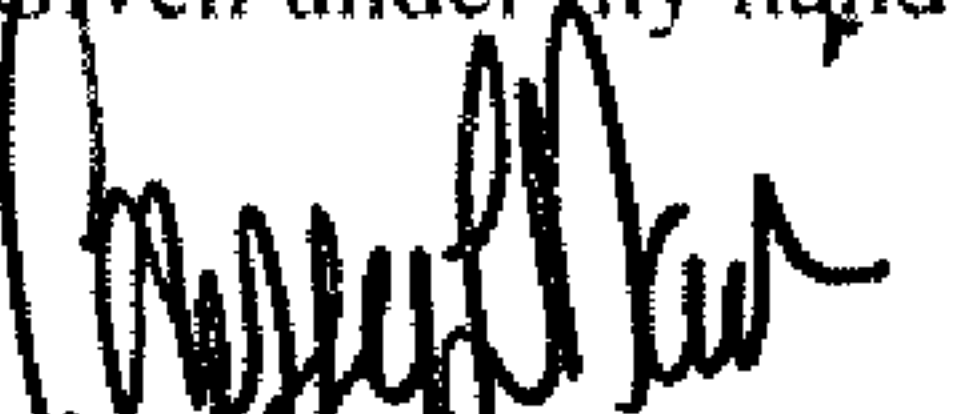
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 18th day of October, 2022.


Steven L. Abbott

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven L. Abbott**, 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 1th day of October, 2022.


Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 5-2-26

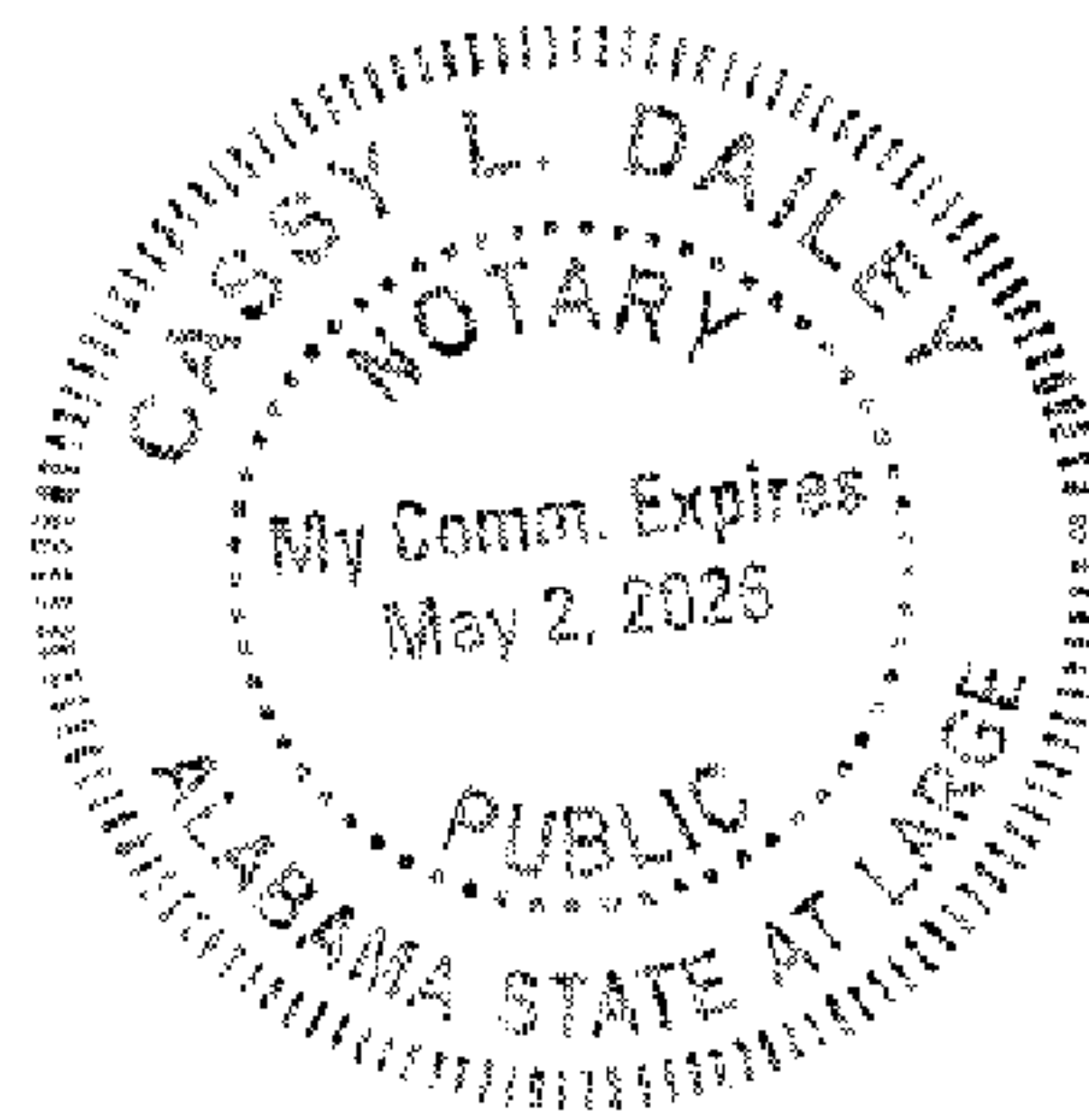


EXHIBIT A

Property I:
PARCEL I:

LOT 18, ACCORDING TO THE FINAL PLAT OF COUNTRY VIEW ESTATES, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel II:

COMMENCE AT THE NORTHWEST CORNER OF LOT 18, COUNTRY VIEW ESTATES, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 18 A DISTANCE OF 177.94 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 132.06 FEET TO A POINT; THENCE TURN 89 DEGREES 01' 15" LEFT AND RUN 122.01 FEET TO A POINT; THENCE TURN 90 DEGREES 58' 45" LEFT AND RUN 129.98 FEET TO A POINT; THENCE TURN 88 DEGREES 00' 00" LEFT AND RUN 122.00 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2022 11:08:42 AM
\$34.50 JOANN
20221025000400850

Exhibit A

Allen S. Bayl