

Send Tax Notice to:
Ivy Beneatha Harper
497 Pineview Rd.
Montevallo, AL 35115

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

File: **PEL-22-4508**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND AND 00/100 (\$189,000.00) 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

Cassy L. Dailey, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

777 Highway 8, Montevallo, AL 35115

by **Ivy Beneatha Harper (herein referred to as "Grantee")**, whose mailing address is

497 Pineview Rd, 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 **497 Pineview Rd, 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.

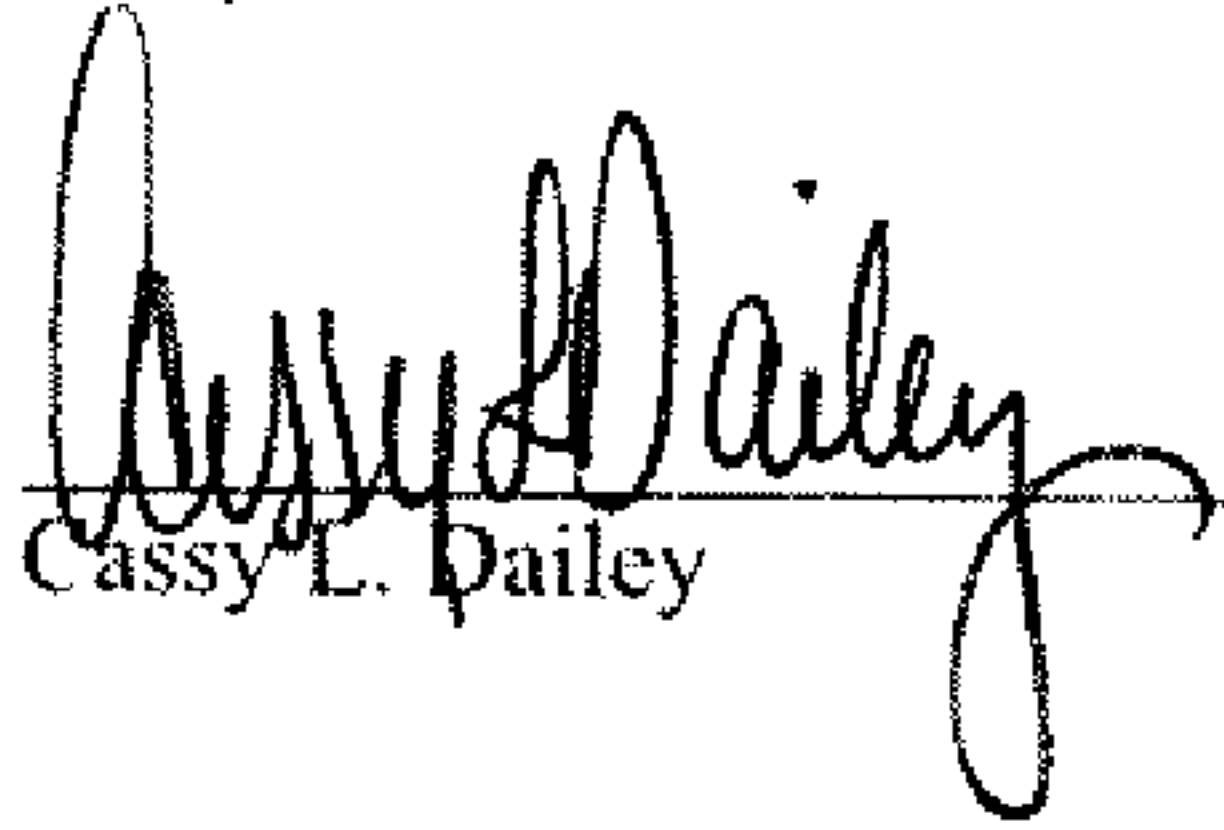
The property herein conveyed does not constitute the homestead of the grantor, nor that of her spouse, neither is it contiguous thereto.

THE FULL CONSIDERATION RECITED HEREIN WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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.

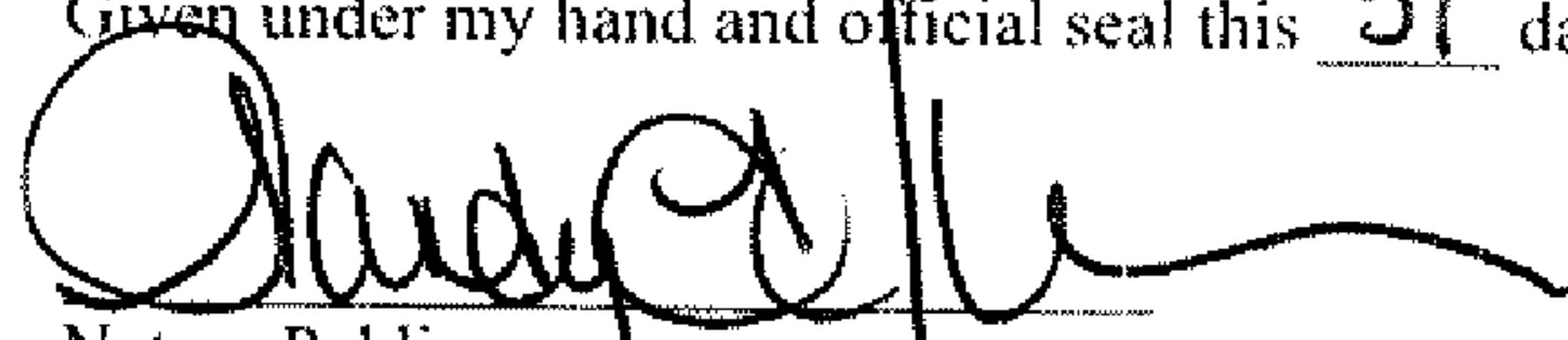
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31st day of October, 2022


Cassy L. Dailey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cassy L. Dailey whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2022.


Notary Public
My Commission Expires: 01/22/23

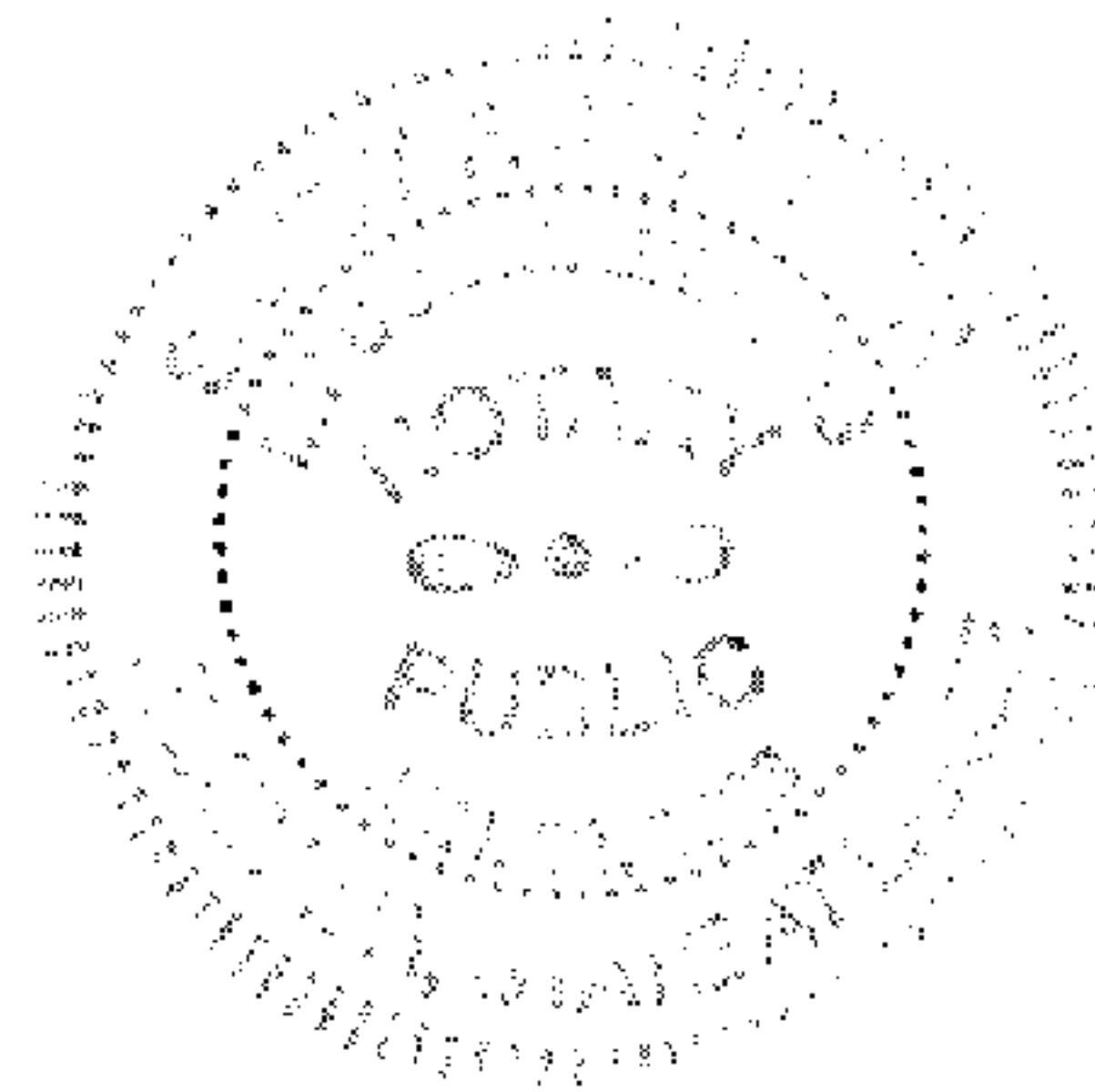


EXHIBIT A

Property 1:

Lot 7, Block 2, according to the Survey of Arden's Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.



File No.: PEL-22-4508

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2022 02:34:05 PM
\$29.00 BRITTANI
20221031000408510
General Warranty Deed - Individual (AL)

Allen S. Bayl