

20221101000408820
11/01/2022 08:13:22 AM
DEEDS 1/3

Send Tax Notice to:

Priya Ramachandran

200 Beaver Trail
Pelham, AL 35124

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-22-4444

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY ONE THOUSAND AND 00/100 (\$341,000.00)** 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

Patsy C. McKinney, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

1171 Parkway Lake Drive, # 202, Hoover, AL 35244
by **Priya Ramachandran, (herein referred to as "Grantee"),** whose mailing address is
330 Grow Avenue Northwest, C9, Bainbridge Island, WA 98110

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 **200 Beaver Trail, Pelham, AL 35124,**

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, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$334,823.00 OF THE CONSIDERATION 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, excutors, 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 28 day of October, 2022

Patsy C. McKinney by
Courtney Shea Attorney-in-Fact
Patsy C. McKinney by Courtney Shea, Attorney-In-Fact

State of Alabama
County of Jefferson

I, Patrick Galloway, a Notary Public, hereby certify that **Courtney Shea**, whose name is signed as Attorney in Fact for **Patsy C. McKinney** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of October, A. D. 2022

Patrick Galloway
Notary Public

Patrick Galloway
Printed Name

My Commission Expires: 10-4-25

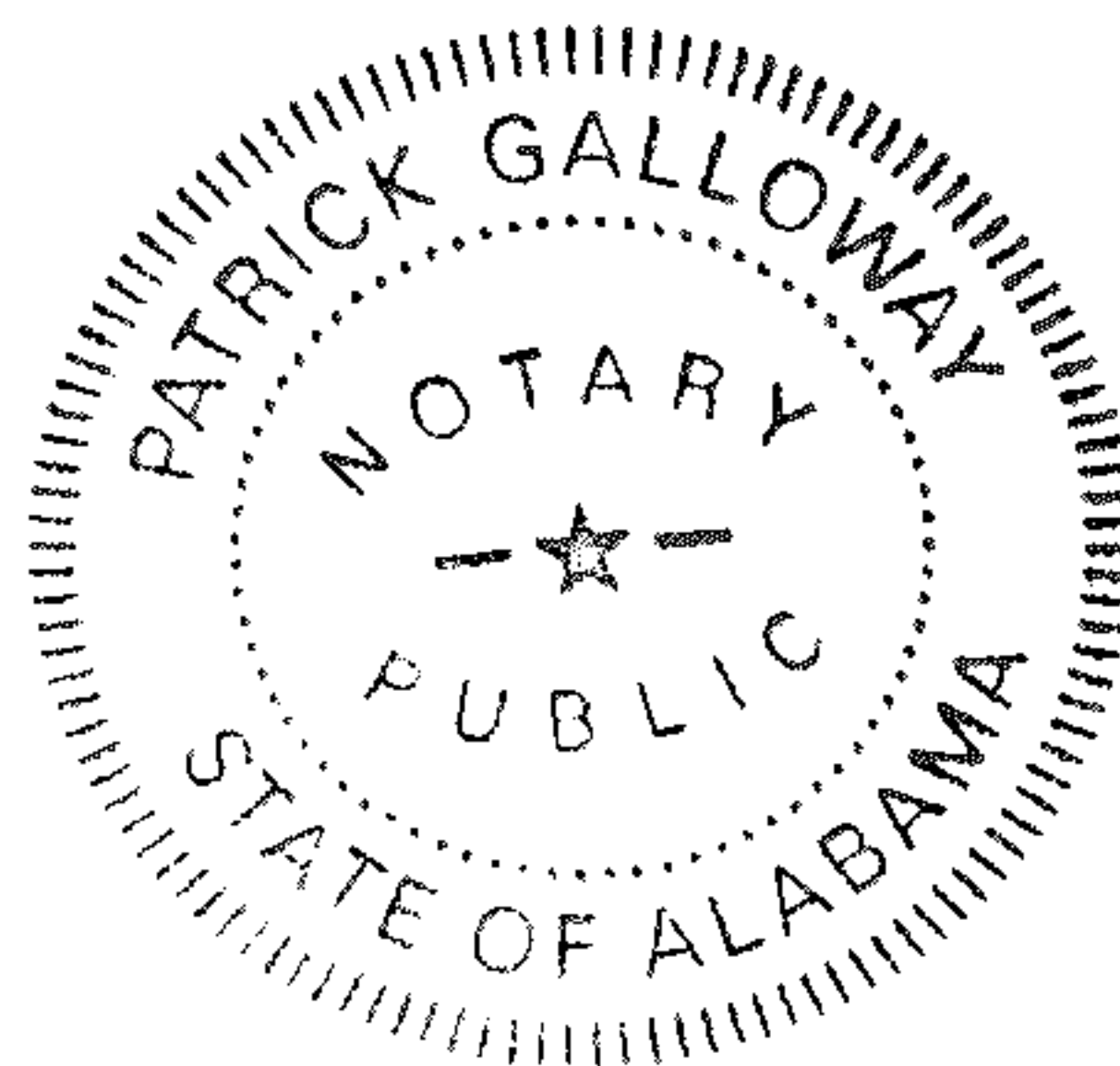


EXHIBIT A

Property 1:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of Lot 133, Beaver Creek Preserve, First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 24, Page 63 run in a Westerly direction along the South line of said Lot 133 and its Westerly extension thereof for a distance of 156.23 feet to an existing iron rebar; thence turn an angle to the left of 90 degrees and run in a southerly direction for a distance of 150.0 feet; thence turn an angle to the left 90 degrees and run in a easterly direction for a distance of 70.0 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in an easterly direction along last mentioned course for a distance of 52.72 feet to a point of curve, said curve being concave in a southwesterly direction and having a central angle of 81 degrees 35 minutes 52 seconds and a radius of 15.0 feet; thence turn an angle to the right and run in a easterly and southeasterly direction along the arc of said curve for a distance of 21.36 feet to a point of reverse curve, said curve being concave in a northeasterly direction and having a deflection angle of 6 degrees 21 minutes 49 seconds 2 inch and radius of 258.57 feet; thence turn an angle to the left and run in a southeasterly direction along the west right of way line of Beaver Creek Parkway for a distance of 57.44 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (90 degrees from the tangent) and run in a Southwesterly direction for a distance of 88.11 feet to an existing iron rebar set by Laurence D. Weygand; turn an angle to the right of 111 degrees 08 minutes 06 seconds and run in a northerly direction for a distance of 100.0 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
11/01/2022 08:13:22 AM
\$34.50 PAYGE
20221101000408820

Alli S. Beyl