

Send Tax Notice to:  
Dana T. Vansant, Jr.  
55 Indian Crest Dr.  
Pelham, AL 35124

DEEDS 1/3  
This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-5380

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) 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 **Taylor Neal and Kimberley Smith, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

10874 Alabama 25, Calera, AL 35040

by **Dana T. Vansant, Jr. (herein referred to as "Grantee")**, whose mailing address is

55 Indian Crest Drive, Pelham, AL 35124

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 **239 Carrington Lane, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

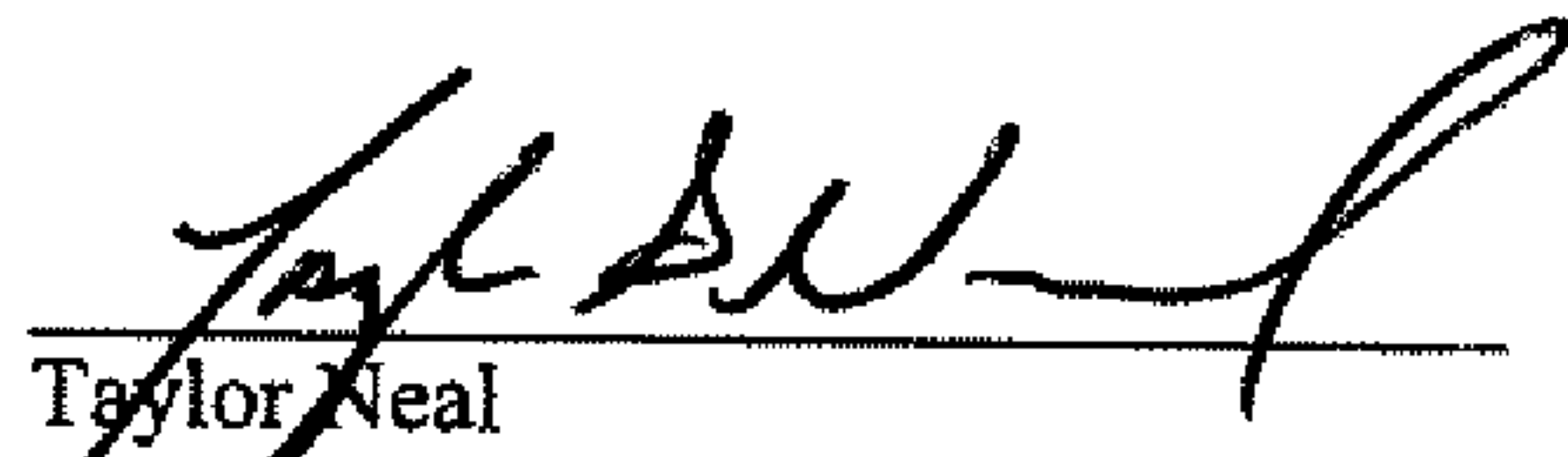
**\$135,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**Karen Neal, Co-Grantee in that certain deed filed at Instrument No. 20180807000280180 in the Probate Office of Shelby County, Alabama, is deceased, having died on or about September 16, 2021. At the time of her death, Karen Neal was a widow.**

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 06 day of December 2022

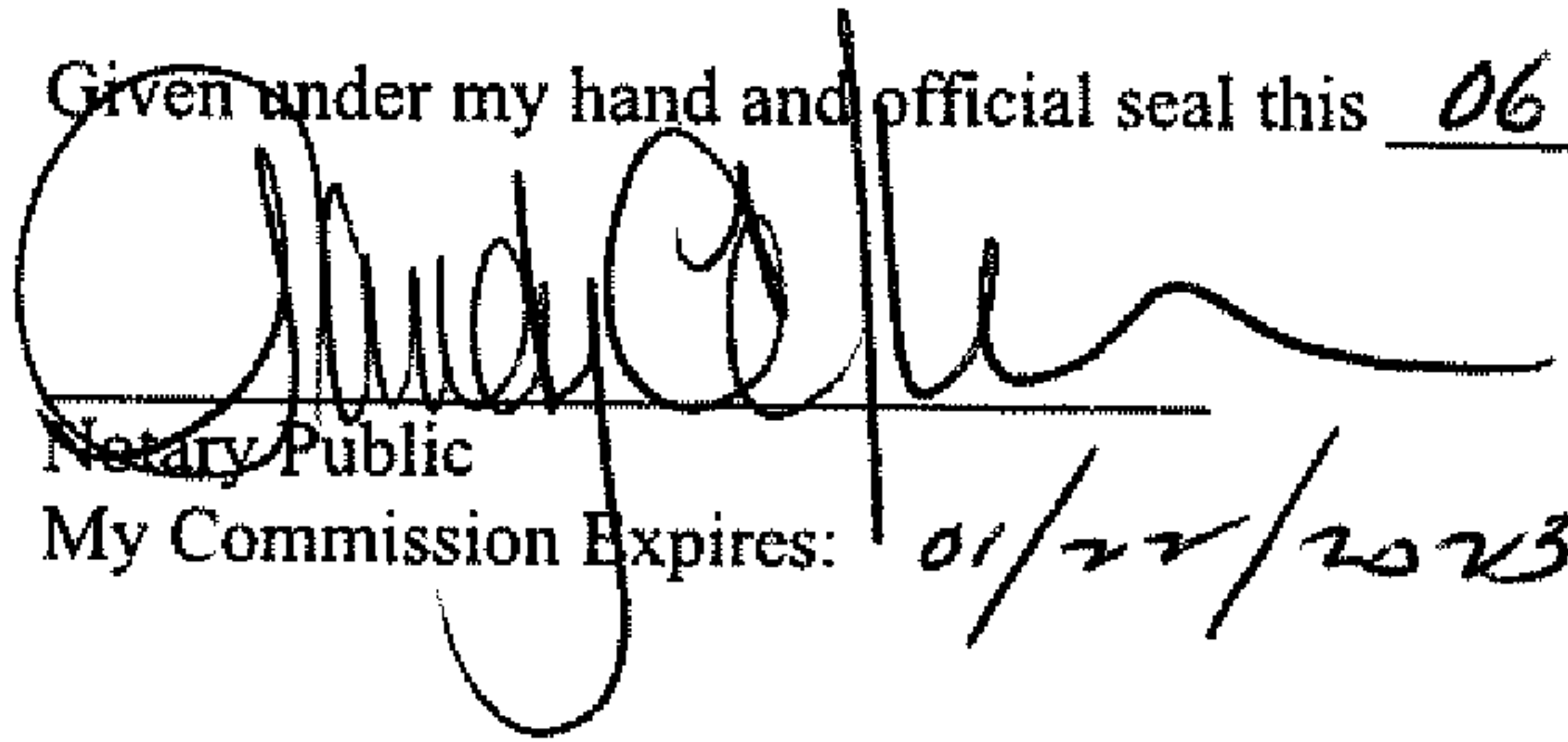
  
Taylor Neal

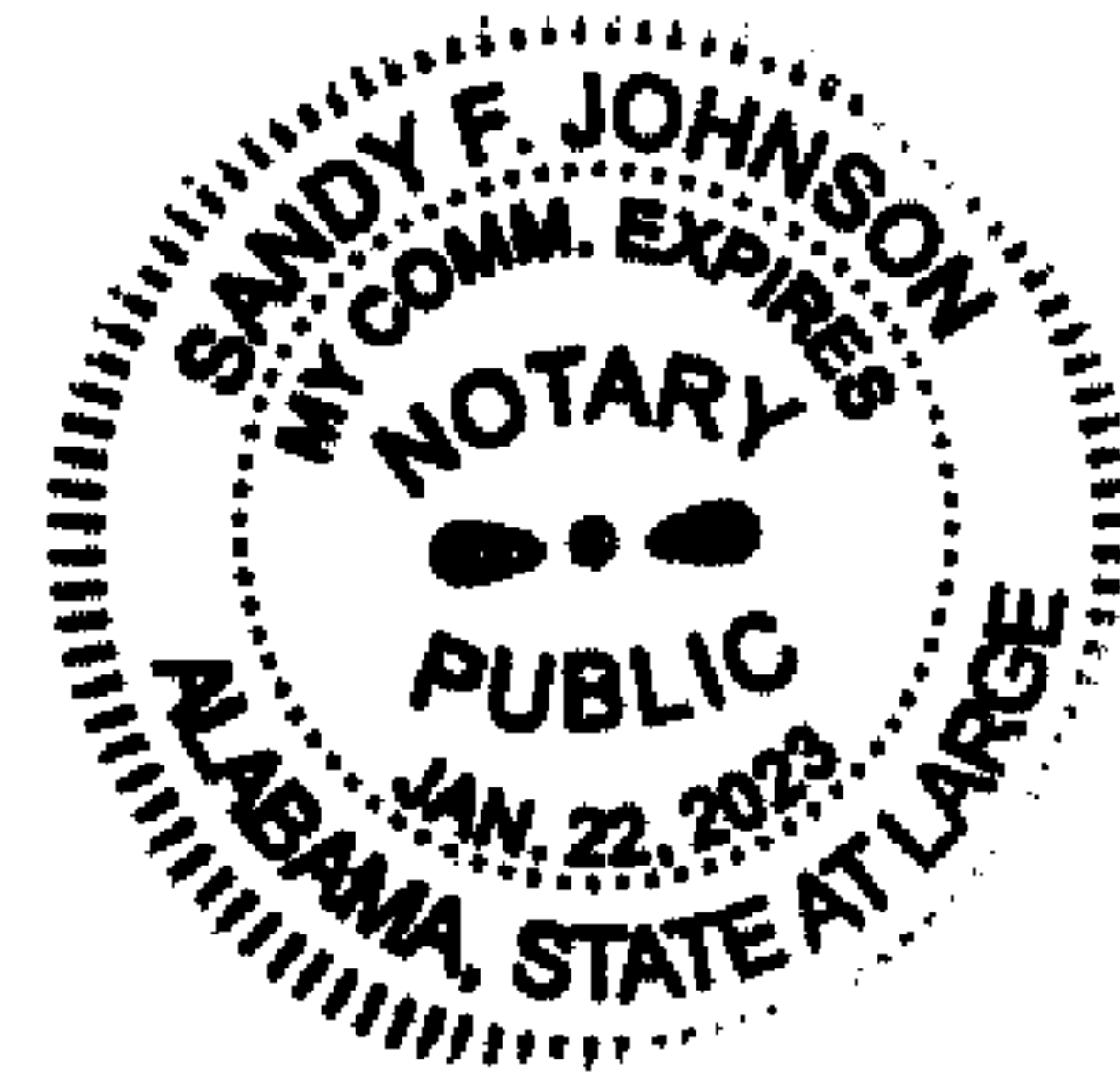
  
Kimberley Smith

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Taylor Neal and Kimberley Smith 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 06 day of December, 2022.

  
Notary Public  
My Commission Expires: 01/22/2023



**EXHIBIT A**

Property 1:

Lot 37, according to the resurvey of Carrington Subdivision-Sector II, as recorded in map Book 26, Page 141, in the Probate office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/07/2022 03:33:23 PM  
\$73.00 BRITTANI  
20221207000445110

*Allie S. Bayl*