

20221208000445140  
12/08/2022 08:02:48 AM  
DEEDS 1/3

Send Tax Notice to:  
Cory Cummings and Sarah  
Cummings

11590 U.S. 280  
Westover, AL 35147

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-22-4829**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED EIGHTY FOUR THOUSAND TWO HUNDRED AND 00/100 (\$384,200.00)** 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 **Eric Peterson, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

11590 U.S. 280, Westover, AL 35147

by **Cory Cummings and Sarah Cummings (herein referred to as "Grantee," whether one or more)**, whose mailing address is

11590 US 280 Westover, AL 35147

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 **11590 U.S. 280, Westover, AL 35147**, 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.

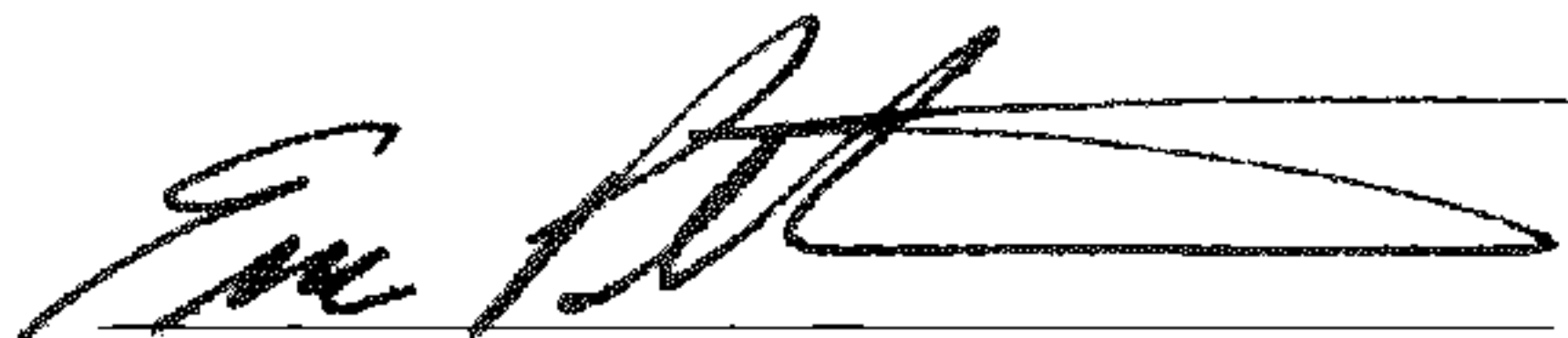
MINING AND MINERAL RIGHTS EXCEPTED.

**\*This property is not the homestead of the grantor's spouse.\***

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 7<sup>th</sup> day of December, 2022.

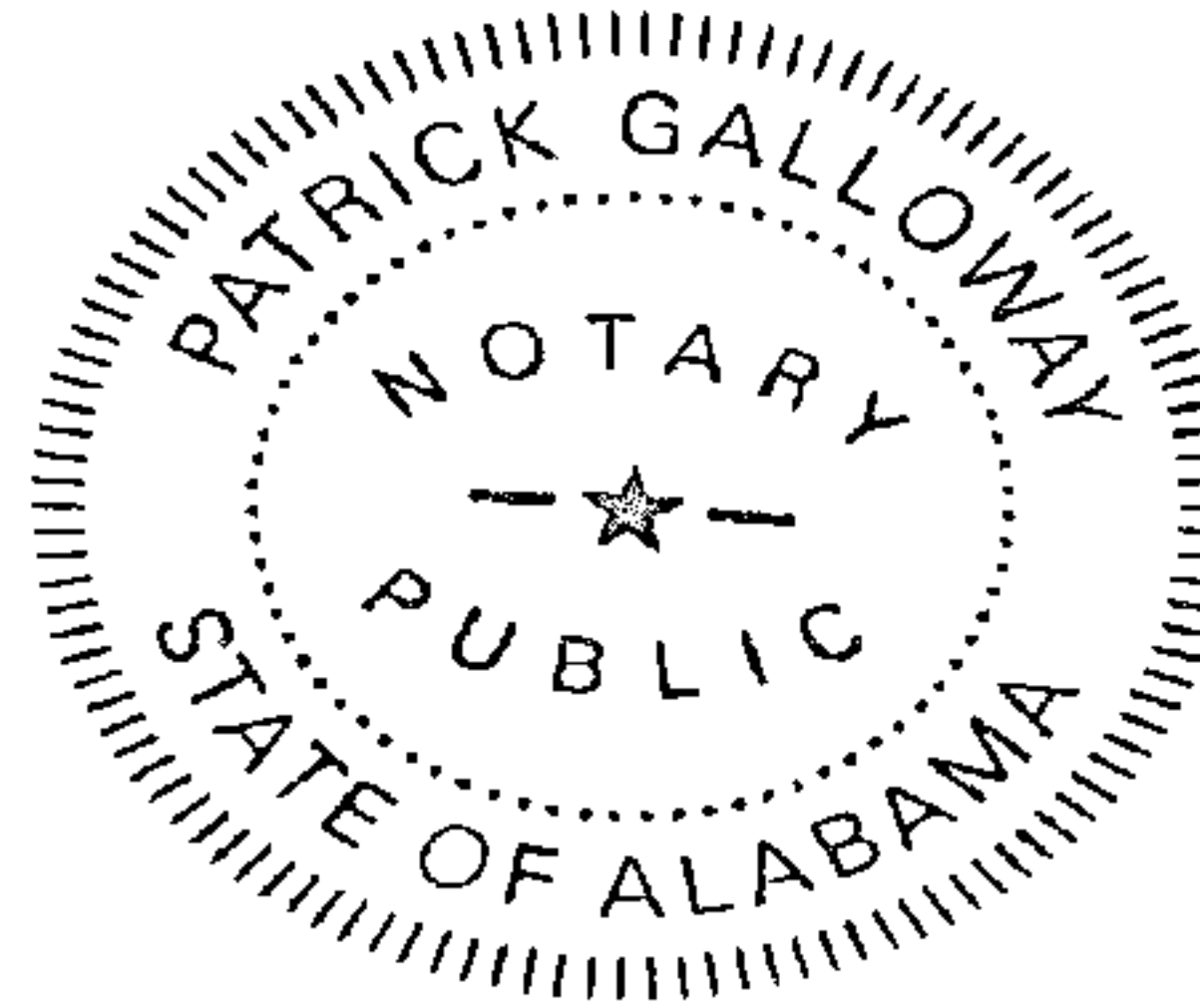
  
Eric Peterson

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eric Peterson**, 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 7<sup>th</sup> day of December, 2022.

  
Notary Public  
Patrick Galloway  
Printed Name  
My Commission Expires: 10-4-25



**EXHIBIT A**

**Property 1:**

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION, 340.0 FEET TO THE CENTERLINE OF A BRANCH; THENCE SOUTH 42 DEGREES 05 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE 264.97 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 24 DEGREES 10 MINUTES 50 SECONDS EAST 293.04 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 79 DEGREES 16 MINUTES 45 SECONDS WEST 327.78 FEET TO AN IRON PIN; THENCE NORTH 26 DEGREES 50 MINUTES 48 SECONDS WEST 203.17 FEET; THENCE SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST 228.76 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 05 MINUTES 21 SECONDS WEST 393.77 FEET BACK TO THE POINT OF BEGINNING. LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 05 MINUTES 20 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID 1/4-1/4 SECTION, 393.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 05 MINUTES 19 SECONDS EAST 423.29 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 42 SECONDS EAST 340.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 280 AND AN IRON PIN; THENCE NORTH 83 DEGREES 49 MINUTES 46 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 40.90 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 48 DEGREES 58 MINUTES 42 SECONDS WEST 355.09 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 05 MINUTES 20 SECONDS WEST 416.33 FEET TO AN IRON PIN; THENCE SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST 30.74 FEET BACK TO THE POINT OF BEGINNING. LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/08/2022 08:02:48 AM  
\$412.50 BRITTANI  
20221208000445140

*Allen S. Bayl*