

20221212000447700
12/12/2022 08:02:06 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Brandon Bryant and Christa Bryant
241 Hillsdale Drive
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Raymond Earl King and Brenda Jean Lee King, husband and wife**, whose address is P.O. Box 697, Columbiana, AL 35051 (hereinafter "Grantor", whether one or more), by **Brandon Bryant and Christa Bryant**, whose address is 241 Hillsdale Drive Columbiana AL 35051 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brandon Bryant and Christa Bryant, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **241 Hillsdale Drive, Columbiana, AL 35051** to-wit:

From the SW corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, run northerly along the west line of Section 1 for 1311.80 feet, thence turn right 89° 26' 20" Easterly 1364.23 feet to the point of beginning, thence continue last named course 329.28 feet, thence turn left 87° 55' 48" northerly 407.09 feet, thence turn left 92° 04' 14" westerly 330.0 feet, thence turn left 88° 00' 51" southerly 407.06 feet to the point of beginning.

ALSO, TO INCLUDE: All rights of ingress and egress, over and across the existing chert road (60 feet right of way) known as Hillsdale Drive.

LESS AND EXCEPT: The south 30 feet of the above-described tract, to be reserved as a portion of a 60' right of way easement known as Hillsdale Drive.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$101,750.00 executed and recorded simultaneously herewith.

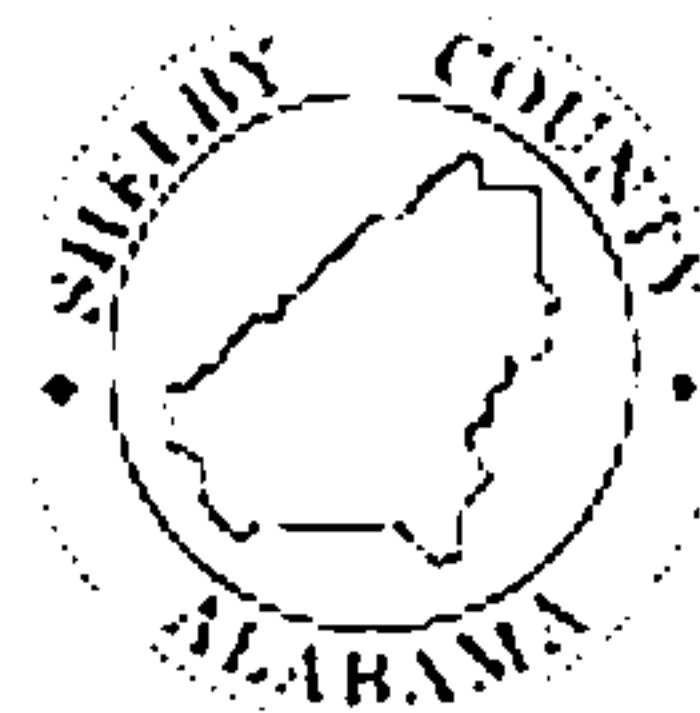
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of December, 2022.

Raymond Earl King
Raymond Earl King

Brenda Jean Lee King
Brenda Jean Lee King

STATE OF ALABAMA
COUNTY OF SHELBY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2022 08:02:06 AM
\$43.50 JOANN
20221212000447700

Allie S. Boyd

I, the undersigned Notary Public in and for said County and State, hereby certify that Raymond Earl King and Brenda Jean Lee King whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2022.

Matthew T. Kidd
Notary Public
My Commission Expires:

