

Send tax notice to:
KRIS COURSON
110 TOM WALLACE PLACE
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022585

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred One Thousand Nine Hundred Twenty-Nine and 00/100 Dollars (\$201,929.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Nancy W Bahos, Trustee of the Weldon Living Trust, dated October 15, 2002** whose mailing address is: 313 Bradberry Lane B'ham 35242 hereinafter referred to as "Grantor") by **KRIS COURSON and FRANCES COURSON** whose property address is: **110 TOM WALLACE PLACE, HELENA, AL, 35080** (hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

See attached Legal Description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not due and payable until October 1, 2023.
2. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except part of subject property lying within any road right of way.

\$76,929.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Jean Carolyn Wallace Weldon was one and the same as Carolyn W Weldon, grantee in deed recorded in Deed Book 78, Page 843 and Carolyn Wallace Weldon grantee in deed recorded in Inst. No. 20061127000573470.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Weldon Living Trust, by Nancy W Bahos, its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 27 day of December, 2022.

Weldon Living Trust

Nancy W. Bahos
BY: Nancy W Bahos
ITS: Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy W Bahos, whose name as Trustee of the Weldon Living Trust, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 27 day of December, 2022.

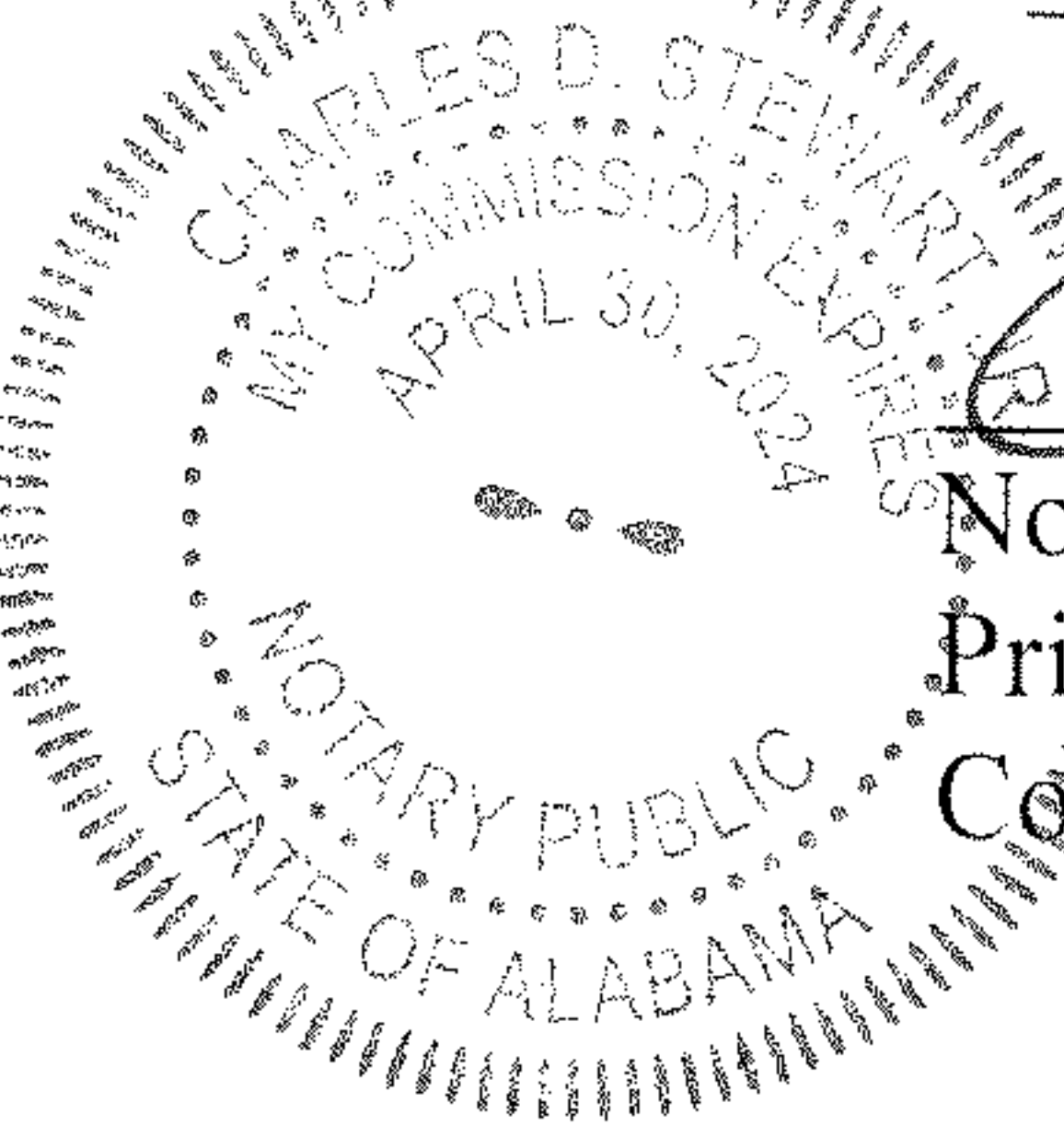

Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4/30/24

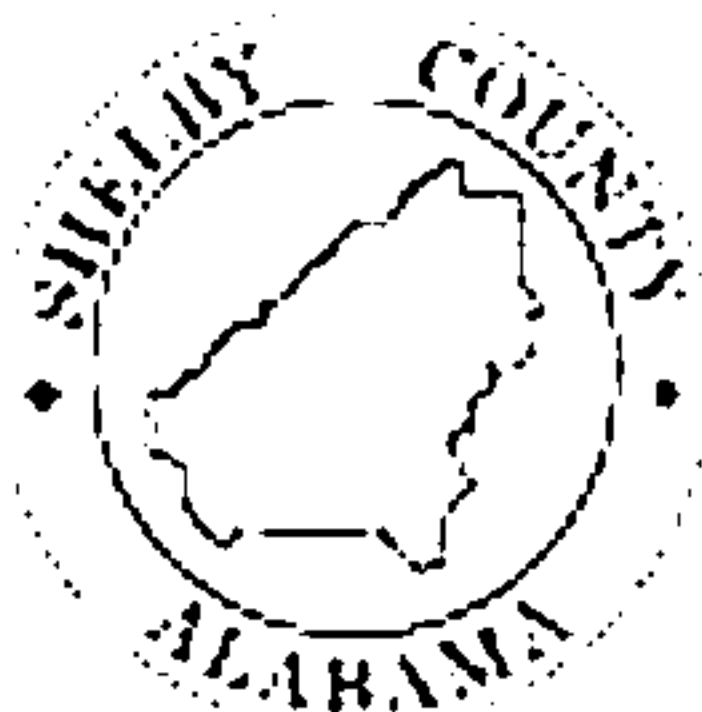
EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point nine feet Southwest from the Old Southwest corner of Harmony Church cemetery lot and running in a Westerly direction along a line parallel with the extended South line of said cemetery lot, 278.5 feet to the Northeast corner of the G.W. Newburn lot, run thence in a Southerly direction along the East boundary of said Newburn lot 270 feet to an alley, run thence East along said alley 236 feet, run thence in a Northerly direction 264 feet to the point of beginning. Said lot being situated in NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 20, Range 3 West, in Shelby County, Alabama.

Together with an easement for ingress and egress more particularly described as follows:

A 16 foot wide easement for ingress and egress being 8 feet left and 8 feet right of the following described centerline: Commence at the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ line 554.06 feet to a point, thence 92 degrees 31 minutes right 557.70 feet to a point; thence 87 degrees 29 minutes right and Northerly along the East line of a public road 137.64 feet to the Point of Beginning of the centerline of the described easement; thence from said Point of Beginning turn 90 degrees 45 minutes right and run 192.76 feet, thence turn to the left at such an angle as to run parallel with the West line of Grantors' property 83.17 feet to the South line of the property owned by the Grantee, and the end of said easement. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2022 01:45:26 PM
\$153.00 JOANN
20221228000461670

Allen S. Bayl