

Send Tax Notice to:
Robert M. Byrd, Jr. and Sylvia H.
Byrd
12975 HWY 17
MONTEVALLO, AL 35115

This Instrument Prepared By:
Cassy L. Dailey, Attorney at Law
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-5605**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00) 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 **Cecilia Greene, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P.O. Box 265, Maplesville, AL 36750

by **Robert M. Byrd, Jr. and Sylvia H. Byrd (herein referred to as "Grantee," whether one or more)**, whose mailing address is

12975 HWY 17, MONTEVALLO, AL 35115

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 **26 Acres Hwy 17, Montevallo, AL 35115**, 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.

Cecilia Greene is the surviving grantee in that certain deed recorded at Instrument Number: 20210510000231100. John B. Greene, Jr. having died on or about October 24th, 2022.

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 20th day of December, 2022.

Cecilia Greene
Cecilia Greene

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cecilia Greene 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 20th day of December, 2022.

Cassy L. Dailey

Notary Public

My Commission Expires: 5-2-26

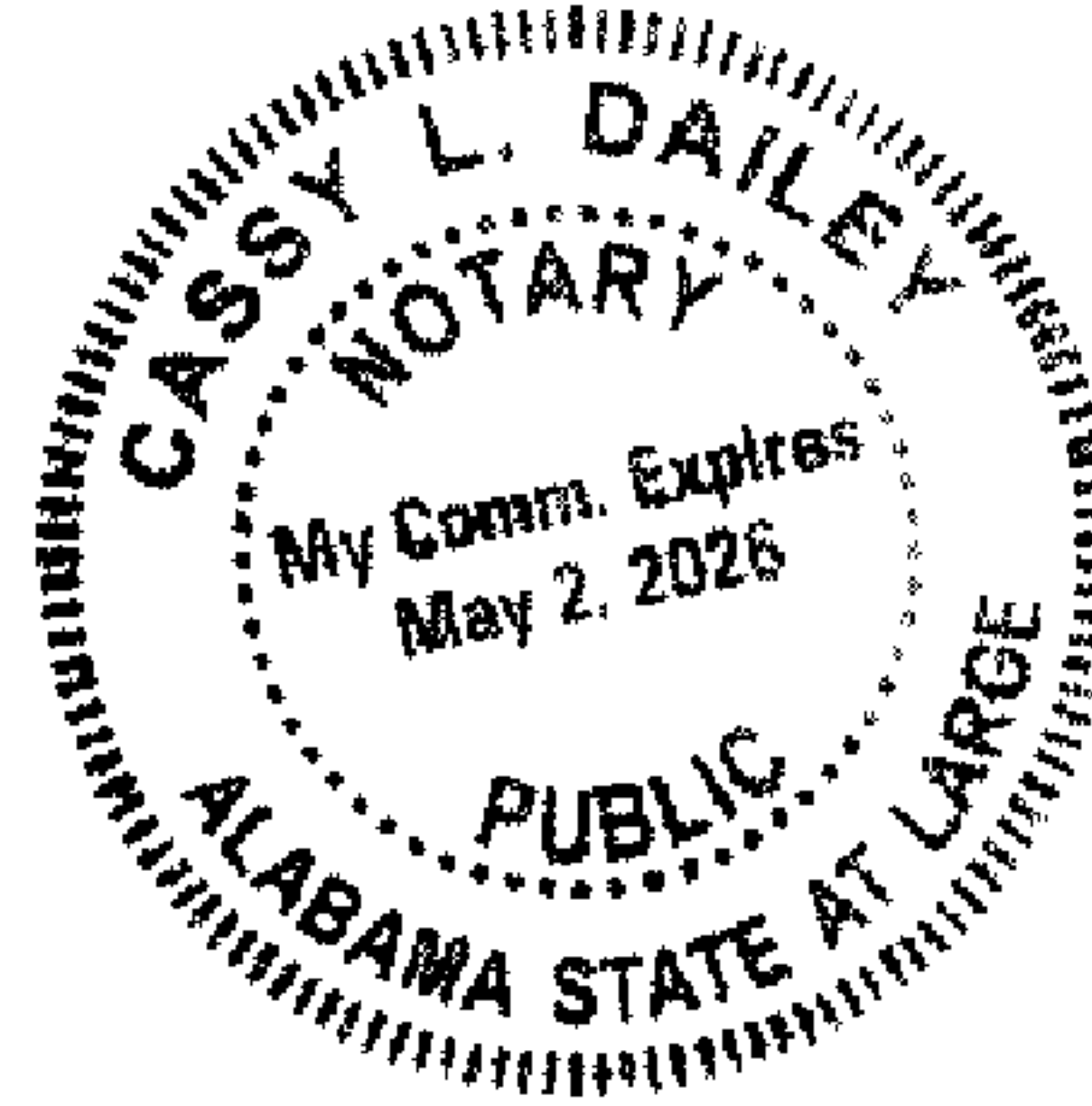


EXHIBIT A

Property 1:

Commencing at the southeast corner of the southeast quarter of the northeast quarter of Section 5, Township 22 South, Range 3 West, and run thence north a distance of 89 feet to the point of beginning of the lot hereinafter conveyed; run thence west 210 feet; run thence north 59.4 feet to the southwest corner of the Gertrude Kirkley Lot; run thence east and along the south line of the Kirkley Lot, a distance of 210 feet to a point, run thence south 59.4 feet, more or less, to the point of beginning, and being a part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 3 West, and situated in Shelby County, Alabama.

One Lot or parcel of land 76 ft. north and south by 150 ft. east and west, more or less, in the Town of Dogwood, described as follows:

The SE corner of the SE quarter of the NE quarter of Section 5, Township 22, Range 3 West and more particularly described as follows: Bounded on the east by section line running North and South. On the South by Tuscaloosa public road. On the west by Lot of R. F. McKibbin. On the north by lot of said McKibbin known as the Red House, to the above described lines may extend to center of public roads running East and West and North and South. The above described lot being known as the Shop Lot, situated in Shelby County, Alabama.

Beginning at the NW corner of an 8 acre tract off the south side of NW 1/4 of NW 1/4, Section 4, Township 22, Range 3 West, and run thence southerly along the west boundary of said 8 acre tract to the NW corner of SW 1/4 of NW 1/4 of said section; thence continue southerly along the west boundary of said SW 1/4 of NW 1/4, 13 chains, more or less to the NW corner of the 13 acre tract conveyed to Oscar Allen by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 50, at page 81; thence East along the north line of said Oscar Allen lot as described in said deed 13 chains, more or less, to the SW corner of a 19 acre tract of land conveyed to J. L. Lovelady by deed recorded in the Probate Office of Shelby County, Alabama, in Deed book 49, page 511; thence northerly along the west side of J. L. Lovelady's tract of land as described in said deed, 850 feet, more or less, to point on the North boundary of said SW 1/4 of NW 1/4, thence continue northerly and parallel with the west boundary of NW 1/4 of NW 1/4 to a point on the North boundary of said first mentioned 8 acre tract, thence westerly along the North boundary of said 8 acre tract to the point of beginning. :



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2022 08:41:09 AM
\$158.00 PAYGE
20221229000462120

Allen S. Bayl