

20230117000013090
01/17/2023 10:12:51 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Douglas O. Mims and Mandie M. Mims
1325 Willow Oaks Drive
Wilsonville, AL 35186

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 **TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William B. Hall and Shirley Ines Hall, a married couple**, whose address is 9215 Bear Creek Road, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Douglas O. Mims and Mandie M. Mims**, whose address is 1325 Willow Oaks Drive, Wilsonville, AL 35186, (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 **Douglas O. Mims, and Mandie M. Mims**, the following described real estate situated in Shelby County, Alabama, **the address of which is 20 Bear Creek Road, Sterrett, AL 35147 to-wit:**

Commence at a ½" rebar in place being the Southwest corner of the Southwest one-fourth of the Southwest one-fourth of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 30' 58" West along the West boundary of said quarter-quarter section for a distance of 1328.41 feet to a ½" rebar in place (Parks); thence proceed South 72 ° 48' 15" East for a distance of 576.46 feet; thence proceed South 54° 58' 31" East for a distance of 573.03 feet to a point on the Northwesterly right-of-way of Shelby County Road No. 43; thence proceed South 37° 32' 30" West along the Northwesterly right-of-way of said road for a distance of 1047.25 feet to a 5/8" rebar in place (Weygand), said point being located on the South boundary of said Section 21; thence proceed North 89° 46' 47" West along the South boundary of said section for a distance of 369.74 feet to the point of beginning.

The above-described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama and contains 20.18 acres.

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 \$208,000.00 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 13th day of January, 2023.

William B Hall

William B. Hall

Shirley Ines Hall

Shirley Ines Hall

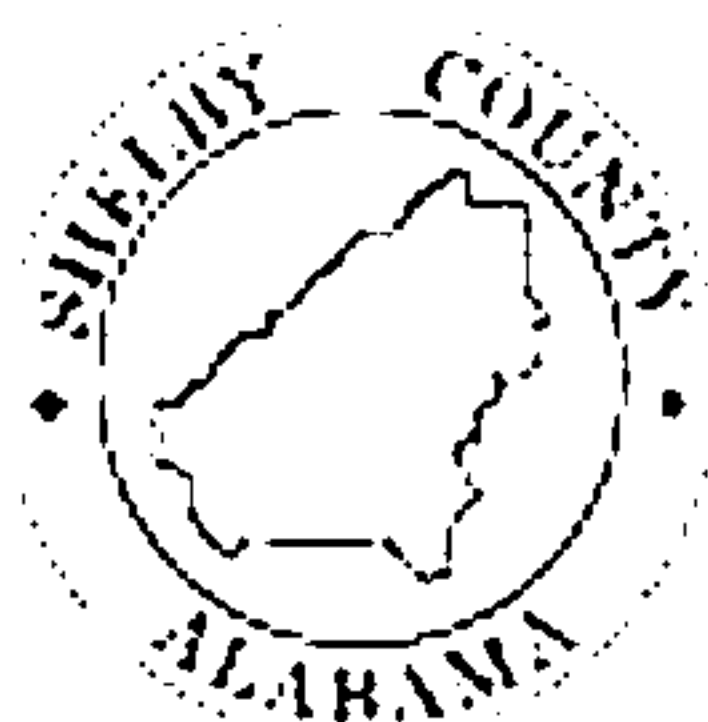
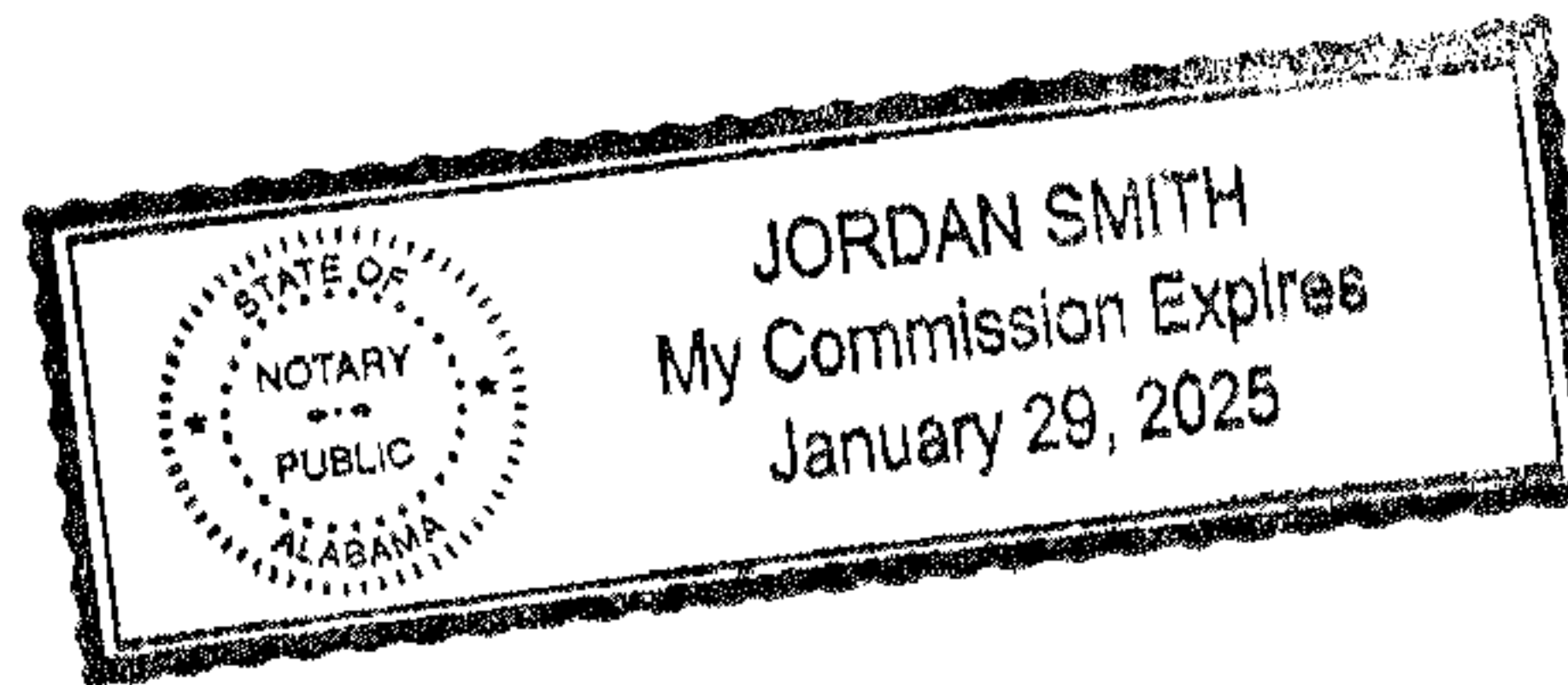
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that William B. Hall and Shirley Ines Hall 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 13th day of January, 2023.

[Signature]

Notary Public
My Commission Expires: *1/29/25*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2023 10:12:51 AM
\$295.00 JOANN
20230117000013090

Allie S. Bayl