

Send Tax Notice to:
Madison Knox
501 Sheffield Way
Birmingham, AL 35242

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-5936**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 (\$229,999.00)** 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

Amy Hydrick Harrelson, formerly known as Amy Gelene Jones, and Bobby Glenn Harrelson, wife and husband (herein referred to as "Grantor," whether one or more), whose mailing address is

35 Christs Way, Maylene, AL 35114

by **Madison Knox (herein referred to as "Grantee"),** whose mailing address is

501 Sheffield Way, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **149 Frances Lane, Helena, AL 35080,** 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.

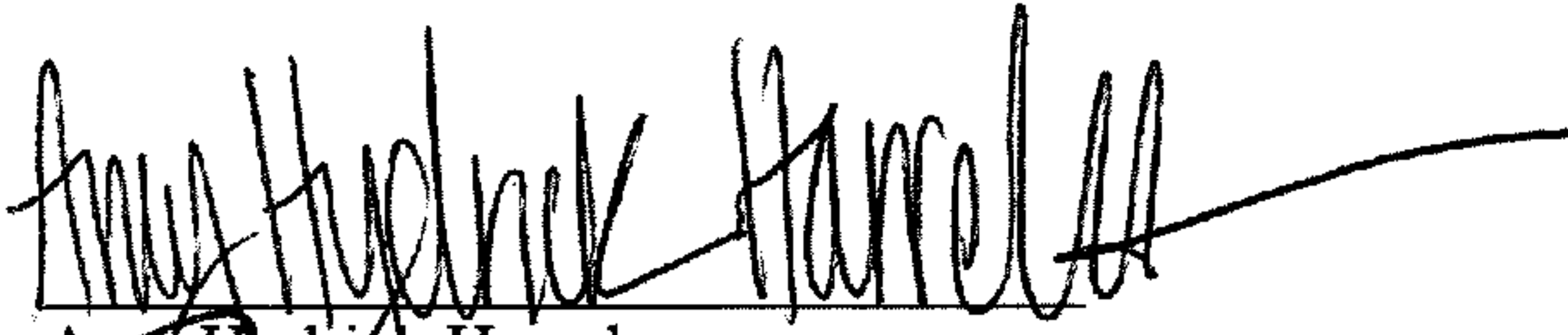
MINING AND MINERAL RIGHTS EXCEPTED.


\$183,999.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 17 day of January, 2023.

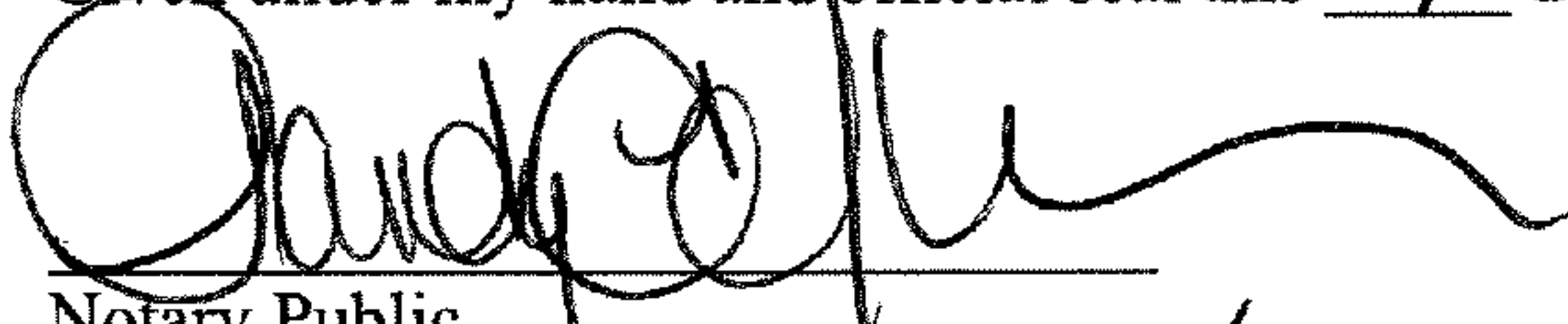

Amy Hydrick Harrelson


Bobby Glenn Harrelson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy Hydrick Harrelson and Bobby Glenn Harrelson 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 17 day of January, 2023.


Notary Public
My Commission Expires: 01/22/2023



20230118000014570 01/18/2023 11:04:44 AM DEEDS 3/3

EXHIBIT A

Property 1:

Lot 37, according to a Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 24, Page 75,
in the Probate Office of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2023 11:04:44 AM
\$75.00 BRITTANI
20230118000014570
General Warranty Deed - Individual (AL)

Allen S. Bayl