

Send Tax Notice to:
Matthew Lynn Fasnacht and
Christina Marie Johnson
3070 Blue Springs Rd.
Wilsonville, AL 35186

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

File: **PEL-22-5534**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$269,500.00)** 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 **Jean C. Harper, a married woman, and Connie C. Jones, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3180 Blue Springs Road, Wilsonville, AL 35186

by **Matthew Lynn Fasnacht and Christina Marie Johnson (herein referred to as "Grantee," whether one or more)**, whose mailing address is

3070 Blue Springs Road, Wilsonville, AL 35186

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 **3070 Blue Springs Road, Wilsonville, AL 35186**, 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.

\$242,550.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Mary G. Coward AKA Mary Joe Coward, Co-Grantee in that certain deed filed at Instrument No. 20041007000555600 in the Probate Office of Shelby County, Alabama, is deceased, having died on or about July 26, 2020.

The property herein conveyed does not constitute the homestead of either Grantor, nor that of their respective spouses, neither is it contiguous hereto.

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 17 day of January, 2023.

Jean C. Harper
Jean C. Harper

Connie C. Jones
Connie C. Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jean C. Harper, and Connie C. Jones 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.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/22/2023

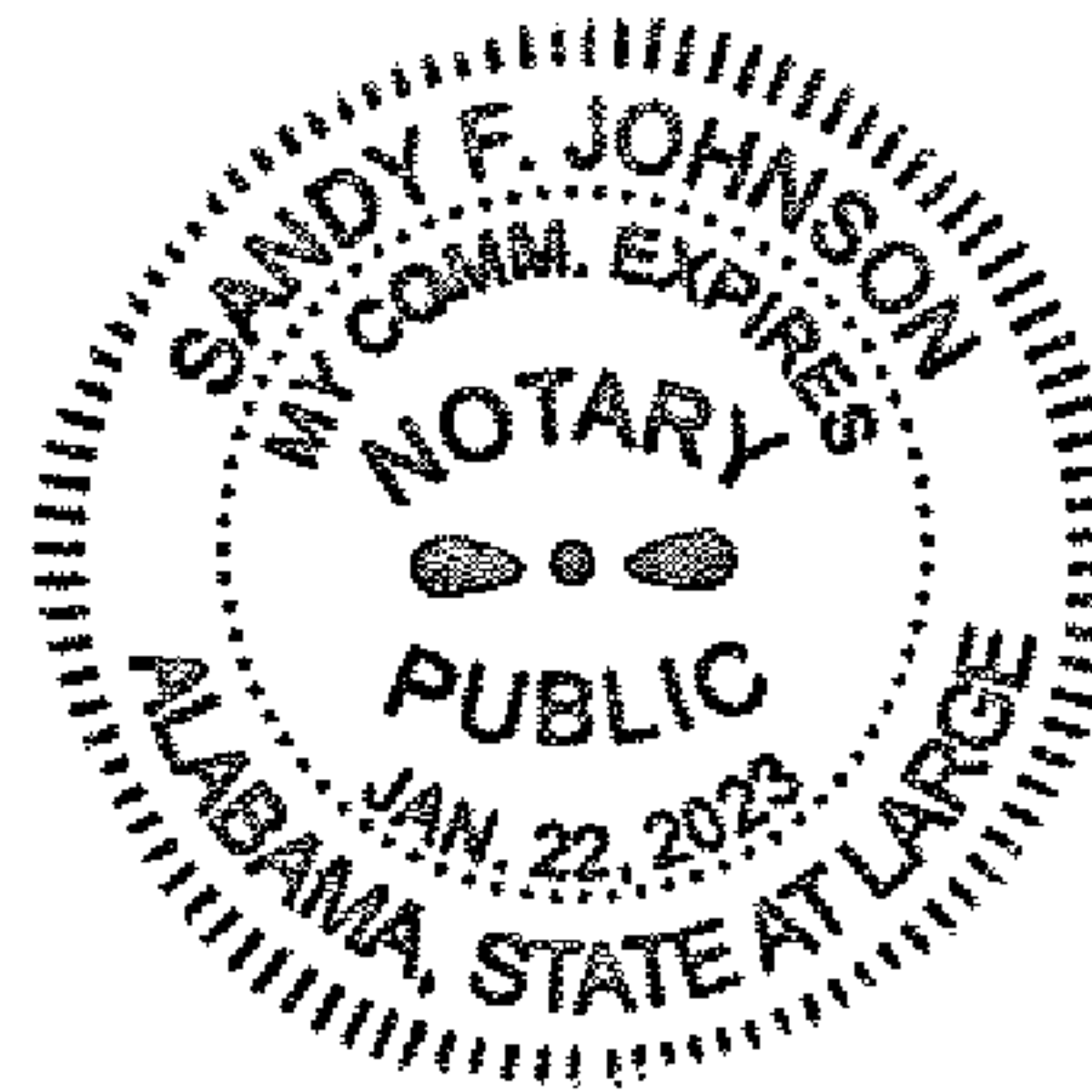


EXHIBIT A

Property 1:

Begin at the Northwest corner of Section 1, T-21S, R-1E; thence proceed in an easterly direction along the North boundary of said section for a distance of 70.50 feet to a point; thence turn an angle of $100^{\circ}08'00''$ right and run a distance of 334.87 feet to a point; thence turn an angle of $78^{\circ}10'11''$ to the right and run a distance of 149.95 feet to a point; thence turn an angle of $91^{\circ}29'30''$ to the right and run a distance of 334.25 feet to a point; thence turn an angle of $90^{\circ}16'12''$ to the right and run a distance of 139.50 feet to a point being the point of beginning and also being the Northwest corner of Section 1, T-21S, R-1E. Said parcel is lying in the W 1/2 of NW 1/4 of NW 1/4, Section 1, T-21S, R-1E, and the NE 1/4 of NE 1/4, Section 2, T-21S, R-1E. Said parcel is subject to rights of way and easements of record. There is also a prescriptive right-of-way of 60' along County Highway #48, which borders the Northern line.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2023 11:33:09 AM
\$55.00 PAYGE
20230118000014600

Allie S. Bayl