

SEND TAX NOTICE TO:

John Michael Lawley and Megan H. Lawley
101 Ferry Road
Columbiana, AL 35051

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 **ONE HUNDRED EIGHTY SIX THOUSAND TWO HUNDRED AND 00/100 (\$186,200.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles Brandon Horton and Elizabeth Conn Horton, a married couple**, whose address is 19492 Hwy 145, Shelby, AL 35143, (hereinafter "Grantor", whether one or more), by **Michael R. Lawley, Susie Lawley, John Michael Lawley, and Megan Lawley**, whose address is 101 Ferry Road, Columbiana, AL 35051, (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 **Michael R. Lawley, Susie Lawley, John Michael Lawley and Megan Lawley**, the following described real estate situated in Shelby County, Alabama, the address of which is 101 Ferry Road, Columbiana, AL 35051 to-wit:

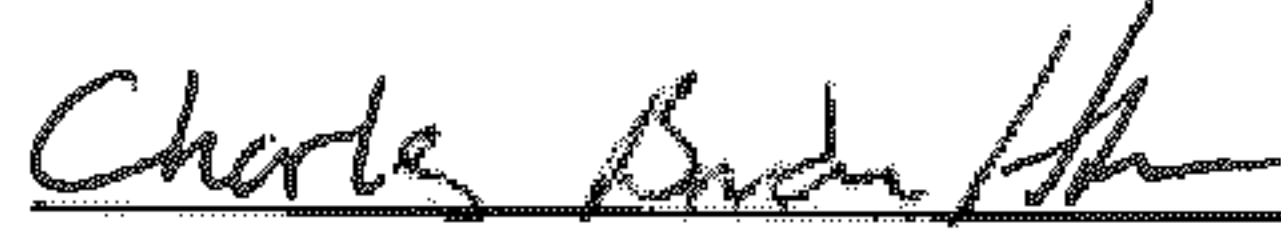
Commence at the N.W. corner of Section 25, Township 21 South, Range 1 West; thence run South 45 degrees 10 minutes East a distance of 1702.66 feet to a point on the back of the sidewalk on the South side of East College Street (or Kingdom Road) and the back of the curb on the East side of a side street running South to Mildred Street and the point of beginning; thence turn an angle of 27 degrees 29 minutes to the right and run South along the back of the curb of said side street a distance of 124.08 feet; thence turn an angle of 88 degrees 29 minutes to the left and run a distance of 86.16 feet; thence turn an angle of 94 degrees 12 minutes to the left and run a distance of 7.20 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 10.77 feet to the corner of a brick garage; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 122.90 feet to the back of the sidewalk on the South side of East College Street (or Kingdom Road); thence turn an angle of 89 degrees 54 minutes to the left and run along the back of said sidewalk a distance of 90.89 feet to the point of beginning. Situated in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.,

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 \$176,890.00 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 12th day of January, 2023.



Charles Brandon Horton

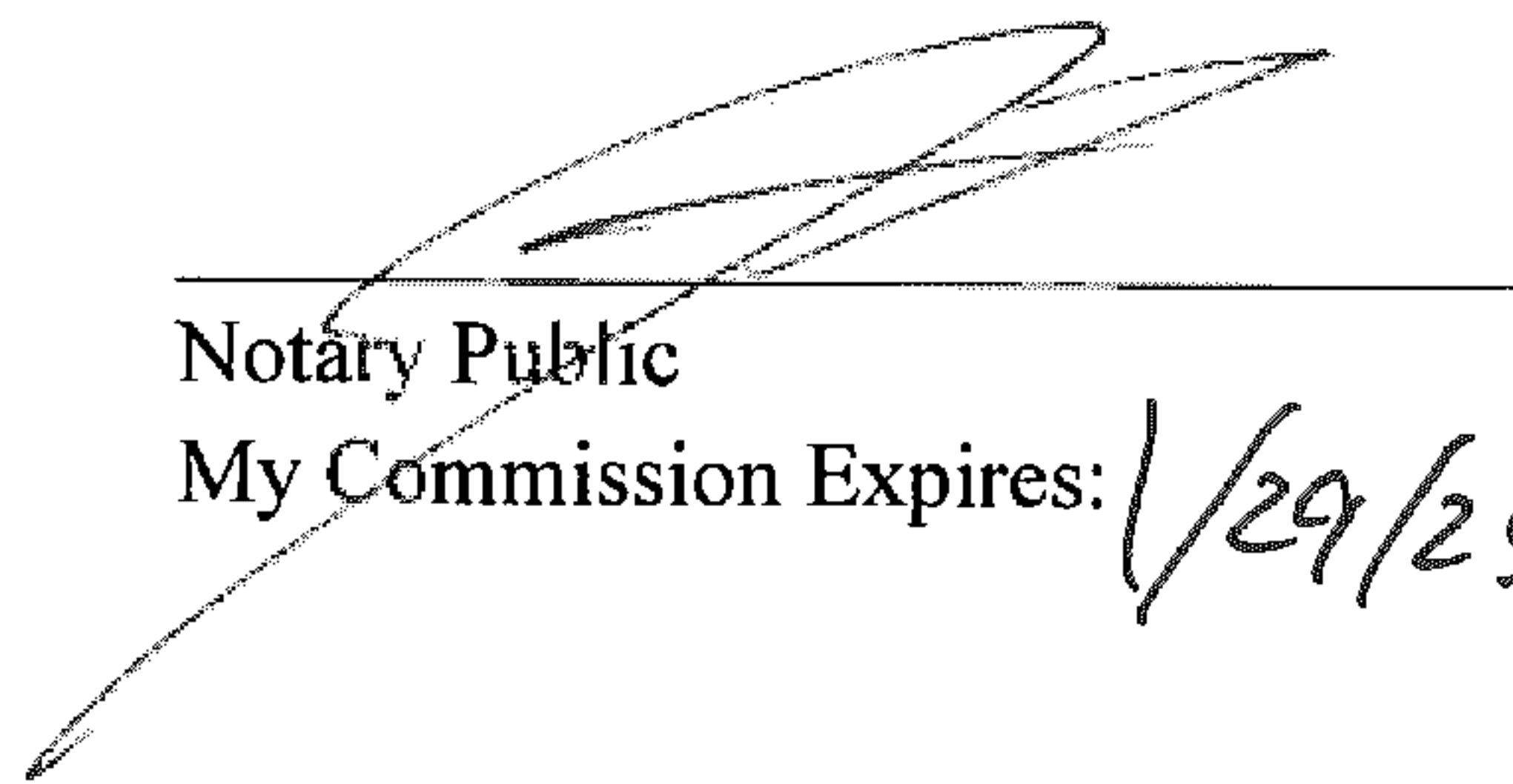


Elizabeth Conn Horton

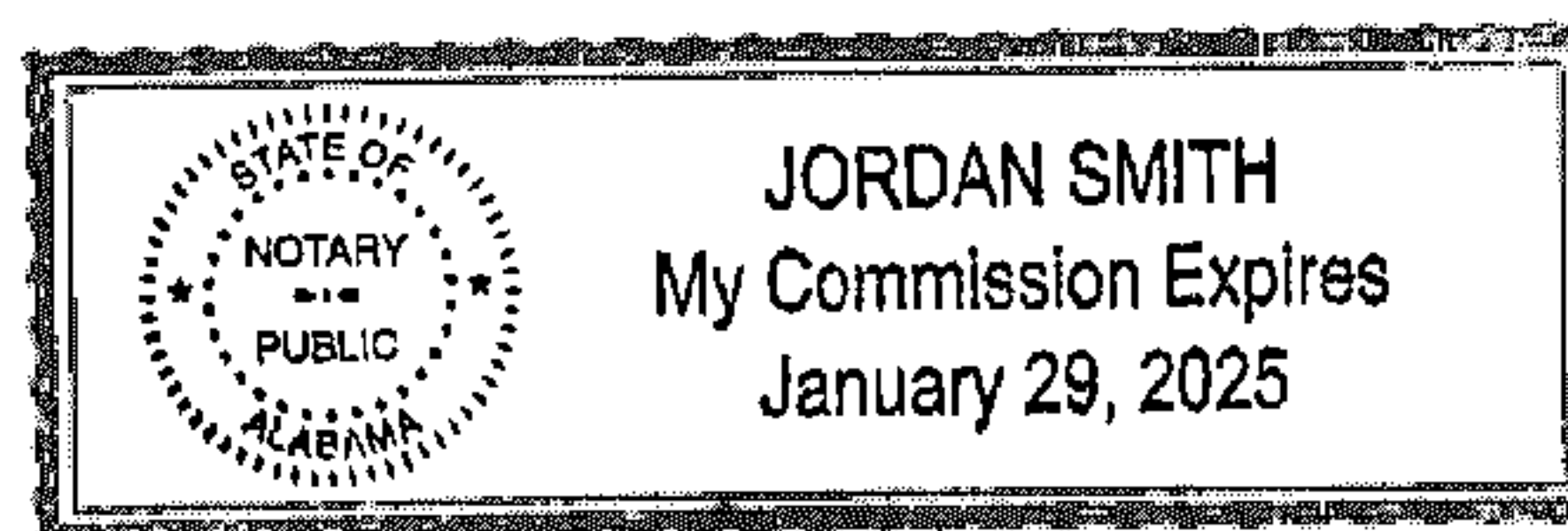
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles Brandon Horton and Elizabeth Conn Horton 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 12th day of January, 2023.


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
01/20/2023 09:56:19 AM
\$36.50 PAYGE
20230120000016310

