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02/07/2023 03:36:55 PM
DEEDS 1/4

This Instrument Prepared by:
Kim McConnell
2233 2nd Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
John L. Moore
424 Ramsgate Drive
Maylene, AL 35114

WARRANTY DEED (Plain)

State of Alabama
County of Shelby

Know all Men by These Presents, that in consideration of \$40,000.00 and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Betty Gean Parker, as Personal Representative of the Estate of Lillie Parker, Probate Case 2022-001110 (herein referred to as grantor), does grant, bargain, sell and convey unto John L. Moore (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their 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 30 day of JANUARY, 2023.


Betty Gean Parker, as Personal Representative of
the Estate of Lillie Parker, Probate Case 2022-
001110

Representative Acknowledgment

STATE OF MICHIGAN)
COUNTY OF WAYNE)

I, the undersigned, NELSON C. MCMILLAN JR. a Notary Public in and for said County, in said State, hereby certify that Betty Gean Parker, whose name as Personal Representative of the Estate of Lillie Parker, is 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, she, in said capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this, the day 30 of JANUARY, 2023.

Nelson C McMillan Jr
Notary Public

My commission expires: _____

(SEAL)

NELSON C. MCMILLAN JR
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES May 24, 2025
ACTING IN COUNTY OF WAYNE

Exhibit A

A tract of land in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of the NW $\frac{1}{4}$ of said section and thence run in a southerly direction along the $\frac{1}{4}$ line 602 feet to a point; thence run west 210 feet to a point; thence run south 170 feet to a point; thence run west 210 feet to the point of beginning of the property herein described; thence continue along last mentioned course for a distance of 104.27 feet to a found #4 rebar; thence turn an interior angle to the left of 91 degrees 44 minutes 22 seconds and run in a northerly direction for a distance of 104.24 feet to a found #4 rebar; thence turn an interior angle to the left of 88 degrees 15 minutes 45 seconds and run in an easterly direction for a distance of 104.14 feet to a found #4 rebar; thence turn an interior angle to the left of 91 degrees 48 minutes 32 seconds and run in a southerly direction for a distance of 104.25 feet to a found #4 rebar being the point of beginning.

Together with and subject to a 20 non-exclusive easement along the southern boundary of the above described property and the property to the west as described in Book 315 Page 265

