

Send Tax Notice to:
Shane P. Kelly and Leigh Allison
430 Selma Road
Montevallo, AL 35115

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

File: **PEL-23-6453**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) 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

Thomas Wesley Bolling, an unmarried man, Jeanie B. Todd, an unmarried woman, and Darlene B. Watkins, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

440 Selma Road, Montevallo, AL 35115

by **Shane P. Kelly and Leigh Allison (herein referred to as "Grantee," whether one or more),** whose mailing address is

430 Selma Road, Montevallo, AL 35115

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 **440 Selma Road, Montevallo, AL 35115**, 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.

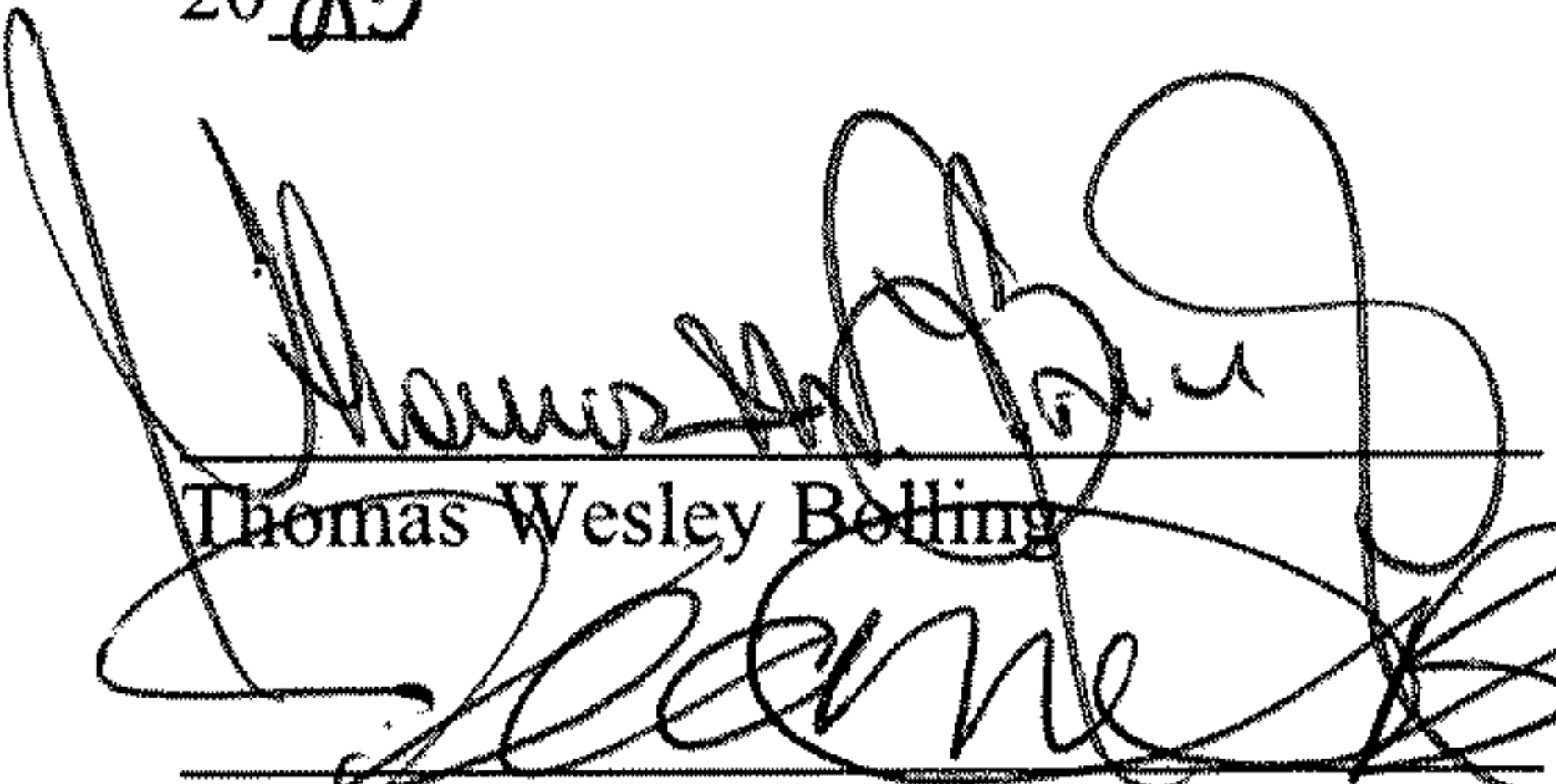
MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of any married grantor, nor that of his/her respective spouse, neither is it contiguous thereto.

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 9th day of February, 2023


Thomas Wesley Bolling


Jeanie B. Todd


Darlene B. Watkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas Wesley Bolling, Jeanie B. Todd, Darlene B. Watkins and 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 9th day of February, 2023.


Notary Public

My Commission Expires: 1/9/27

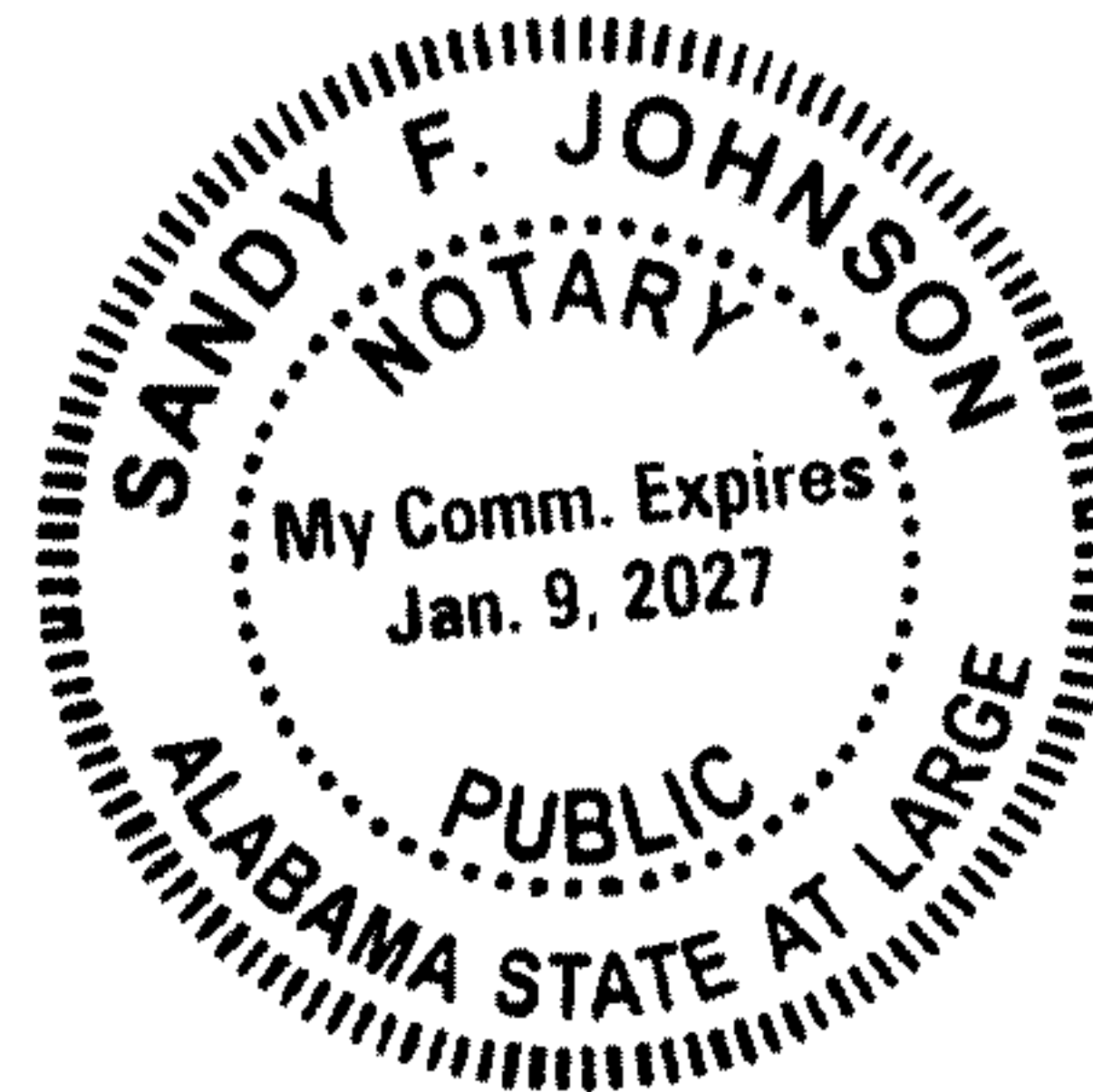
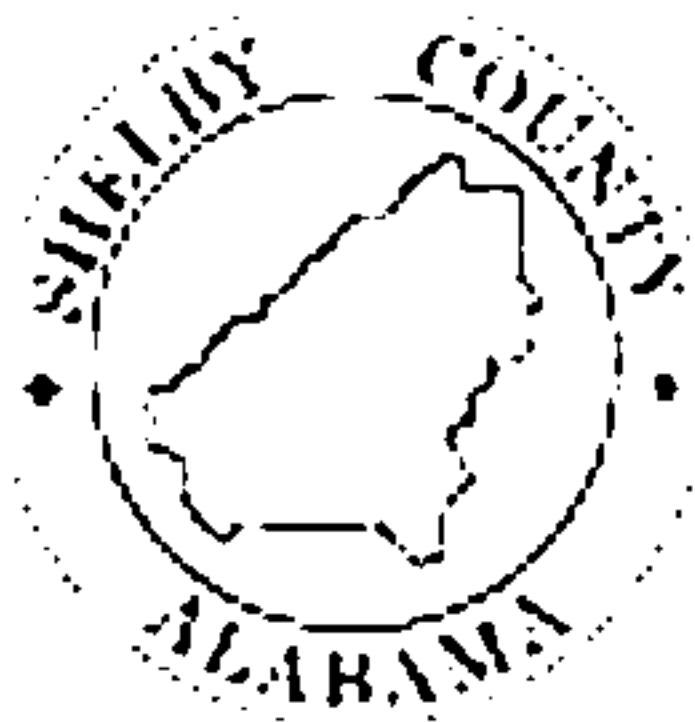


EXHIBIT A**Property 1:**

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 24 North, Range 2 East, Shelby County, Alabama. Said point being a found 1" open top pipe; Thence run N 62°36'51" W for a distance of 8867.18 feet to a set 1/2" rebar capped "CA-1084-LS" on the Northern Right of Way line of White Street; Thence run N 00°33'11" E for a distance of 129.11 feet to the Point of Beginning, said point being a set 1/2" rebar capped "CA-1084-LS"; Thence run N 89°41'40" W for a distance of 99.62 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run N 00°33'11" E for a distance of 77.00 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run N 89°41'39" W for a distance of 160.00 feet to a set 1/2" rebar capped "CA-1084-LS" on the Eastern Right of Way line of Selma Road; Thence run N 00°33'06" E, along said Right of Way, for a distance of 72.69 feet to a found concrete Right of way monument; thence run S 83°24'16" E for a distance of 6.27 feet to a found concrete Right of Way monument; Thence run S 89°41'39" E for a distance of 153.77 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run N 84°58'22" E for a distance of 78.07 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run S 88°48'26" E for a distance of 94.95 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run N 88°20'36" E for a distance of 59.62 feet to a set 1/2" rebar capped "CA-1084-LS" on the Western Bank of Shoal Creek; Thence run along the Bank of said Creek the following calls: S 13°05'35" E for a distance of 35.25; S 30°24'58" E for a distance of 67.04 feet; S 30°02'45" E for a distance of 63.51 feet to a set 1/2" rebar capped "CA-1084-LS" on the Bank of said Creek; thence leaving the Bank of said Creek, Run S 39°22'02" W for a distance of 21.82 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run S 00°33'11" W for a distance of 40.00 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run N 84°28'13" W for a distance of 194.80 feet to a set 1/2" rebar capped "CA-1084-LS"; Thence run N 00°33'11" E for a distance of 29.11 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2023 01:35:41 PM
\$149.00 BRITTANI
20230213000038310

Allen S. Boyd