

Send Tax Notice to:
Noah M. Adkins and Emma Jane
Knott
109 Shady Hill Dr.
Montevallo, AL 35115

This Instrument Prepared By:
Cassy L. Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-6364**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$218,000.00) 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 **Estate of James S. Blair, deceased, Shelby County, Alabama Probate Court Case No. PR-2022-000882 (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

609 Magnolia Circle, Gulf Shores, AL 36542

by **Noah M. Adkins and Emma Jane Knott (herein referred to as “Grantee,” whether one or more)**, whose mailing address is

385 Oakwood Lane, Pell City, AL 35125

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **109 Shady Hill Dr, 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.

\$211,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 16 day of February, 2023.

Estate of James S. Blair, deceased

By: [Signature]

Jimmy Brent Blair, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jimmy Brent Blair**, whose name(s) as **Personal Representative(s)** of **Estate of James S. Blair, deceased**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of James S. Blair, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2023

[Signature]
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026



EXHIBIT A

Property 1:

Part of the Southeast Quarter of the Northwest Quarter of Section 02, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1/2 inch rebar lying at the intersection of east line of the Southeast Quarter of the Northwest Quarter of said Section 02 and the south right-of-way of Alabama Highway 25; thence run North 85 degrees, 38 minutes, 40 seconds, West and along said south right-of-way 236.21 feet to a calculated point; thence run North 03 degrees, 50 minutes, 45 seconds, West 486.73 feet to a 1 inch iron pipe, said pipe lying on the west right-of-way of Shady Hill Drive, said pipe also being the Point of Beginning; thence continue North 03 degrees, 50 minutes, 45 seconds, West and along said west right-of-way 208.06 feet to a 1 inch iron pipe; thence run North 85 degrees, 15 minutes, 38 seconds, West 185.16 feet to a 1 inch iron pipe; thence run North 82 degrees, 49 minutes, 57 seconds, West 207.81 feet to a 3/4 inch rebar; thence run South 03 degrees, 19 minutes, 33 seconds, East 219.91 feet to a 1/4 inch rebar; thence run South 85 degrees, 43 minutes, 57 seconds, East 208.03 feet to a 3/4 inch iron pipe; thence run South 85 degrees, 43 minutes, 22 seconds, East 184.97 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2023 01:01:09 PM
\$246.00 JOANN
20230223000049420

Allen S. Bayl