

Send Tax Notice to:
Adam Dewayne Price and Laura Ann
Norris
158 Steeplechase Lane
Vincent, AL 35178

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

File: **PEL-22-5568**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)** 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 **William D. Goolsby, Sr. and Dianna L. Goolsby, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

46 Steeplechase Ln, Vincent, AL 35178

by **Adam Dewayne Price and Laura Ann Norris (herein referred to as "Grantee," whether one or more)**, whose mailing address is

158 Steeplechase Lane, Vincent, AL 35178

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 **158 Steeplechase Lane, Vincent, AL 35178**, 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.

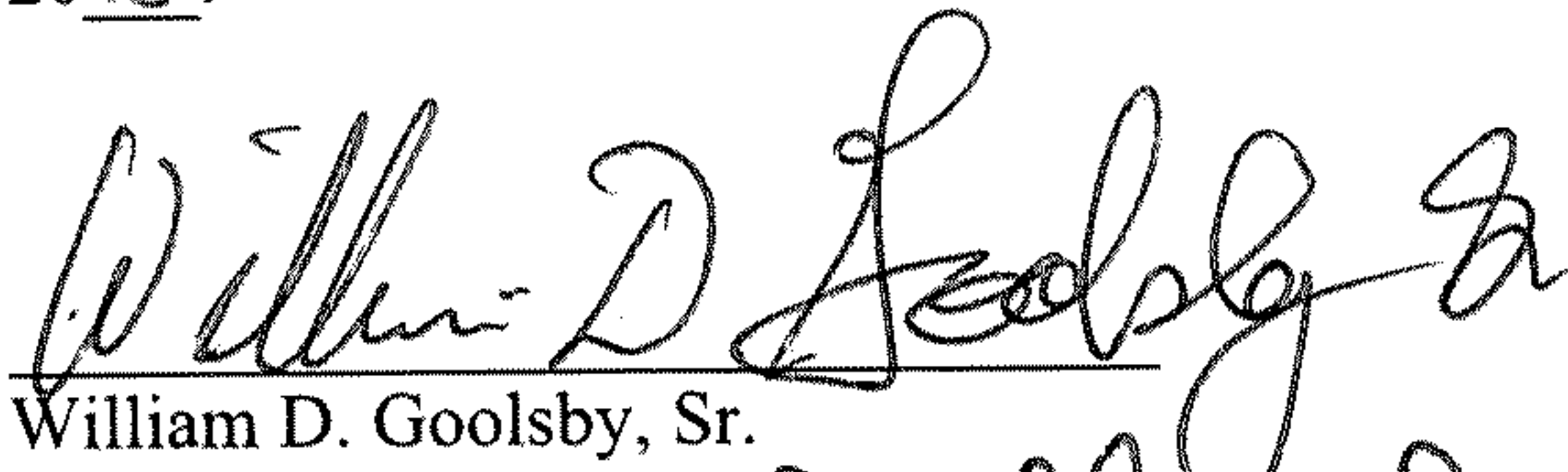
MINING AND MINERAL RIGHTS EXCEPTED.

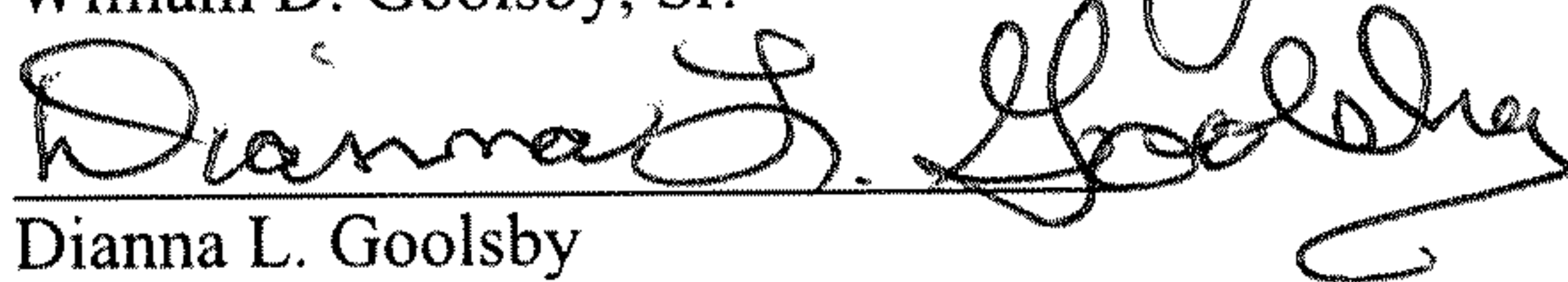
\$280,651.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 28 day of February, 2023.


William D. Goolsby, Sr.


Dianna L. Goolsby

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that William D. Goolsby, Sr. and Dianna L. Goolsby 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 28 day of February, 2023.

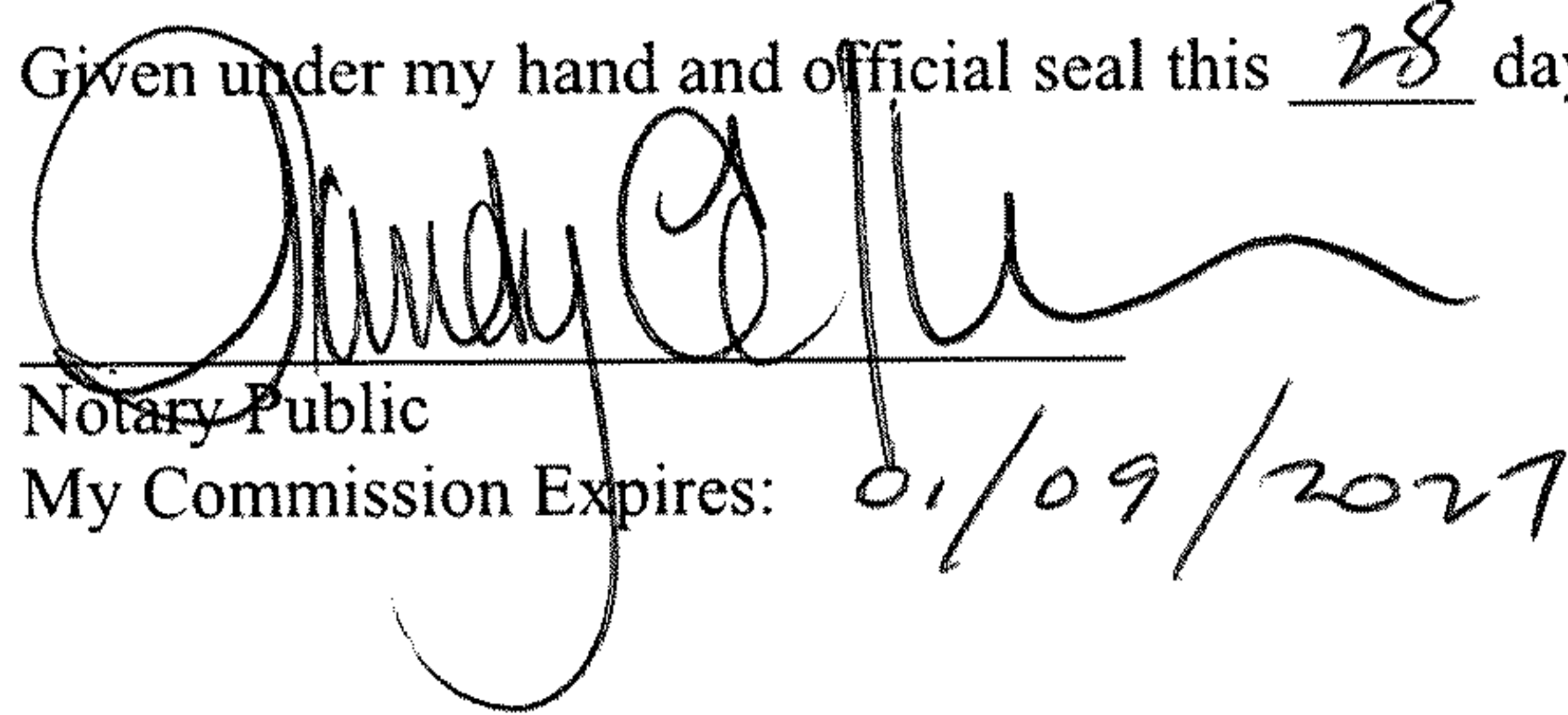

Notary Public
My Commission Expires: 01/09/2027



EXHIBIT A

Property 1:

From the Northwest corner of the Southeast 1/4 of Southeast 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 2 degrees 42 minutes 47 seconds West along the West boundary of said Southeast 1/4 of Southeast 1/4 for 60.06 feet to a point on the South boundary of a county dirt road (Right of Way 60 feet); thence South 88 degrees 15 minutes 05 seconds East along said road boundary for 516.67 feet to a point in the center of a 20 foot easement; thence South 4 degrees 42 minutes 40 seconds West along the center of said easement for 617.53 feet to the point of beginning of herein described parcel of land; thence from said point of beginning proceed South 2 degrees 42 minutes 20 seconds West for a distance of 396.61 feet; thence North 87 degrees 17 minutes 40 seconds West 330.04 feet; thence North 2 degrees 42 minutes 20 seconds East parallel to the East boundary for 396.61 feet; thence South 87 degrees 17 minutes 40 seconds East parallel to the South boundary for 330.04 feet back to the point of beginning.

Also, for ingress and egress to the above described parcel of land an easement 20 feet in width being more particularly described as follows: From the Northwest corner of the Southeast 1/4 of Southeast 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 2 degrees 42 minutes 47 seconds West along the West boundary of said Southeast 1/4 of Southeast 1/4 for 60.06 feet to a point on the South boundary of a county dirt road (Right of Way 60 feet); thence South 88 degrees 15 minutes 05 seconds East along said road boundary for 516.67 feet to a point of intersection with the South boundary of said road and the center of the aforementioned 20 foot easement, said point beginning the point of beginning of herein described 20 foot easement; thence from said point of beginning proceed along the center of said easement (the right of way of said easement being 10 feet each side of the following described line); thence South 4 degrees 42 minutes 40 seconds West along the center of said easement for 617.53 feet to the point of termination of said 20 foot easement. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2023 12:53:02 PM
\$42.50 PAYGE
20230302000057720

Allen S. Bayl