

Send Tax Notice to:
William David Goolsby and Dianna
L. Goolsby
46 Steeplechase Ln
Vincent, AL 35178

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

File: **PEL-23-6676**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) 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 **Kristy Phillips, a married woman, and Gidget Russell, a married woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

46 Steeplechase Ln, Vincent, AL 35178

by **William David Goolsby and Dianna L. Goolsby (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 **46 Steeplechase Ln, 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.

\$132,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of their respective spouses, neither is it contiguous hereto.

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.

Kristy Phillips
Kristy Phillips

Gidget Russell
Gidget Russell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristy Phillips, Gidget Russell 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 28 day of February, 2023.

Sandy F. Johnson
Notary Public

My Commission Expires: 01/09/2027



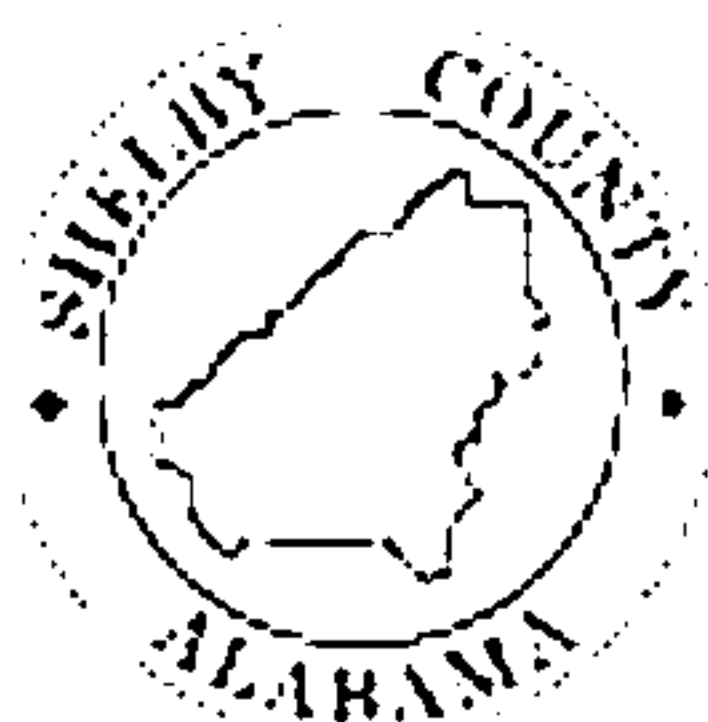
EXHIBIT A

Property 1:

From the Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, proceed South 02 deg. 42 min. 47 sec. West along the West boundary of said SE1/4-SE1/4 for a distance of 393.58 feet; thence proceed South 87 deg. 17 min. 40 sec. East for a distance of 330.02 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed North 02 deg. 42 min. 25 sec. East for a distance of 209.90 feet; thence proceed South 87 deg. 17 min. 40 sec. East along the South boundary of said road for a distance of 165.01 feet to a point in the center of a 20 foot access easement; thence along the center line of said 20 foot easement proceed South 02 deg. 42 min, 25 sec. West and parallel to the West boundary of herein described parcel of land for a distance of 209.01 feet; thence leaving the center of said easement proceed North 87 deg. 17 min. 40 sec. West and parallel to the North boundary of herein described parcel of land for a distance of 165.01 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama

Also, the above described parcel of land is subject to a 20 foot easement being 10 feet either side of the East boundary of the above described parcel of land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2023 03:42:54 PM
\$61.00 JOANN
20230302000058240

Allen S. Bayl