

Send Tax Notice to:
Fishing House, LLC
229 Cahaba Falls Ln
Helena, AL 35080

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

File: **PEL-23-6059**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) 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 **Sonya Swords, Formerly Known As Sonya McGhee, and Michael Swords, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

600 Shoshone Drive, Montevallo, AL 35115

by **Fishing House, LLC (herein referred to as "Grantee")**, whose mailing address is

229 Cahaba Falls Ln., Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **355 Comanche Street, 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.

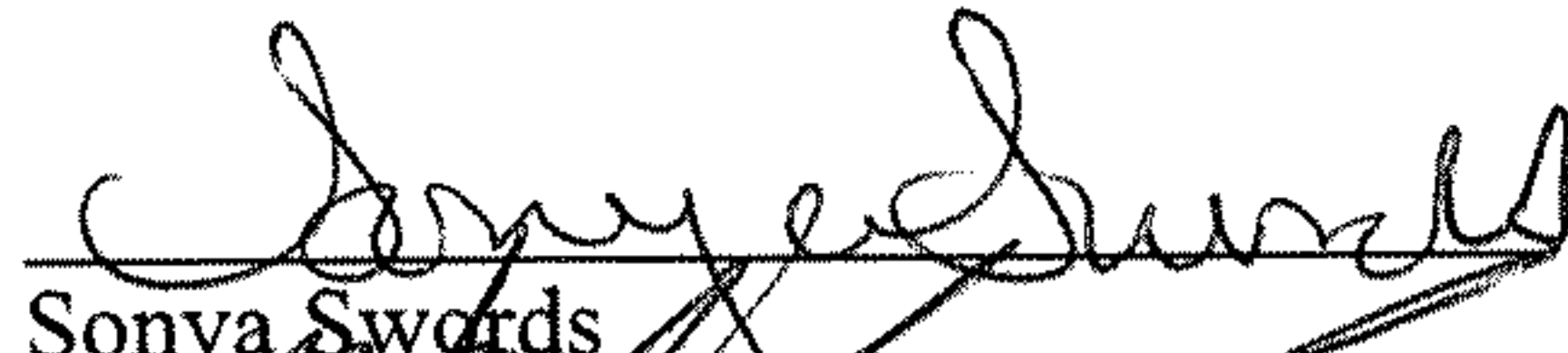
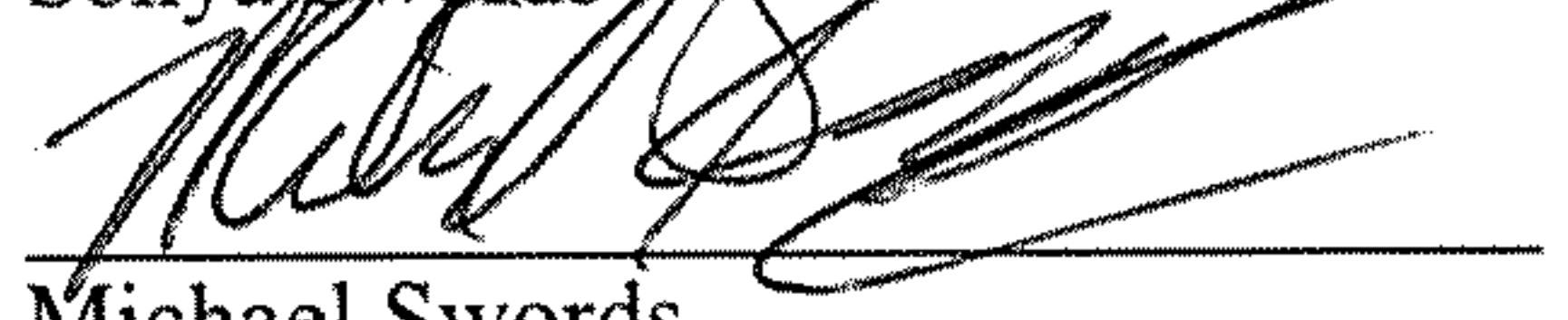
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, 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, 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, his/her heirs and assigns forever, against the lawful claims of all persons.

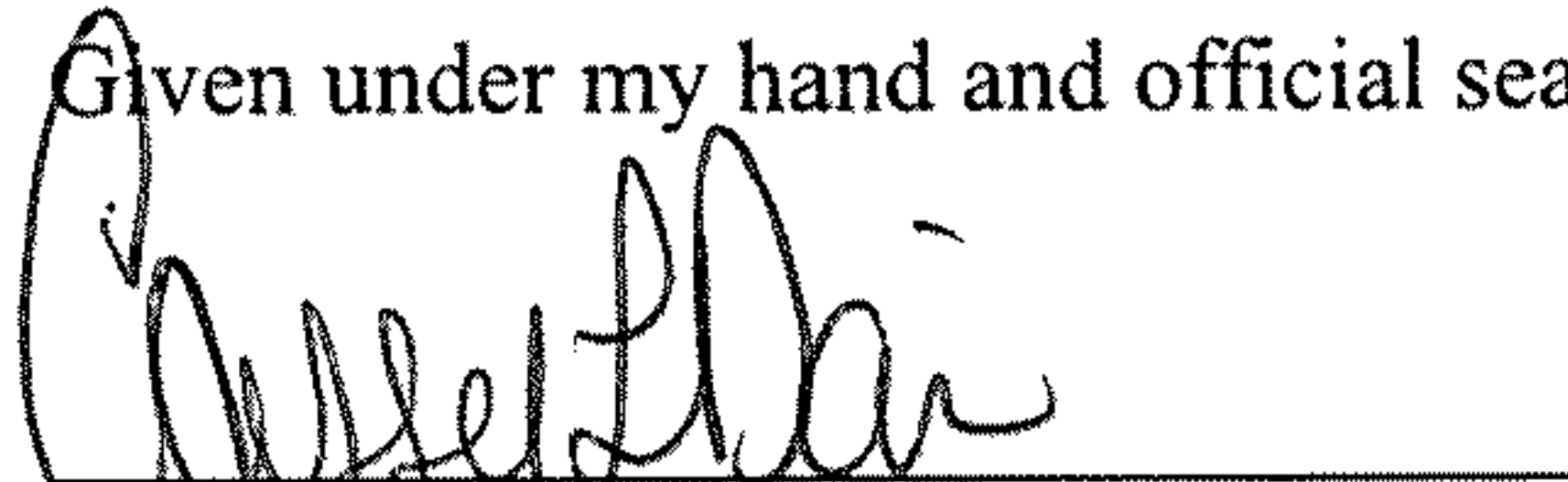
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22nd day of March, 2023


Sonya Swords

Michael Swords

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sonya Swords and Michael Swords 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 22nd day of March, 2023.


Notary Public

My Commission Expires: 05/02/26



EXHIBIT A

Property 1:

Lot 50, according to the survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2023 08:05:53 AM
\$279.00 BRITTANI
20230403000090800

Allen S. Bayl