

Send Tax Notice to:
Brent T. Hollingsworth and Robin H.
Hollingsworth
5560 Highway 16
Montevallo, AL 35115

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

File: **PEL-23-7406**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$575,000.00) 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 **Zachery V. White and Lacey K. White, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

8801 Calverton Street, Foley, AL 36535

by **Brent T. Hollingsworth and Robin H. Hollingsworth (herein referred to as "Grantee," whether one or more)**, whose mailing address is

5560 Highway 16, Montevallo, AL 35115-5508

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 **5560 Highway 16, Montevallo, AL 35115-5508**, 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.

\$200,000.00 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 27th day of March, 2023

Zachery V. White
Zachery V. White

Lacey K. White
Lacey K. White

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Zachery V. White and Lacey K. White 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 27th day of March, 2023.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/26

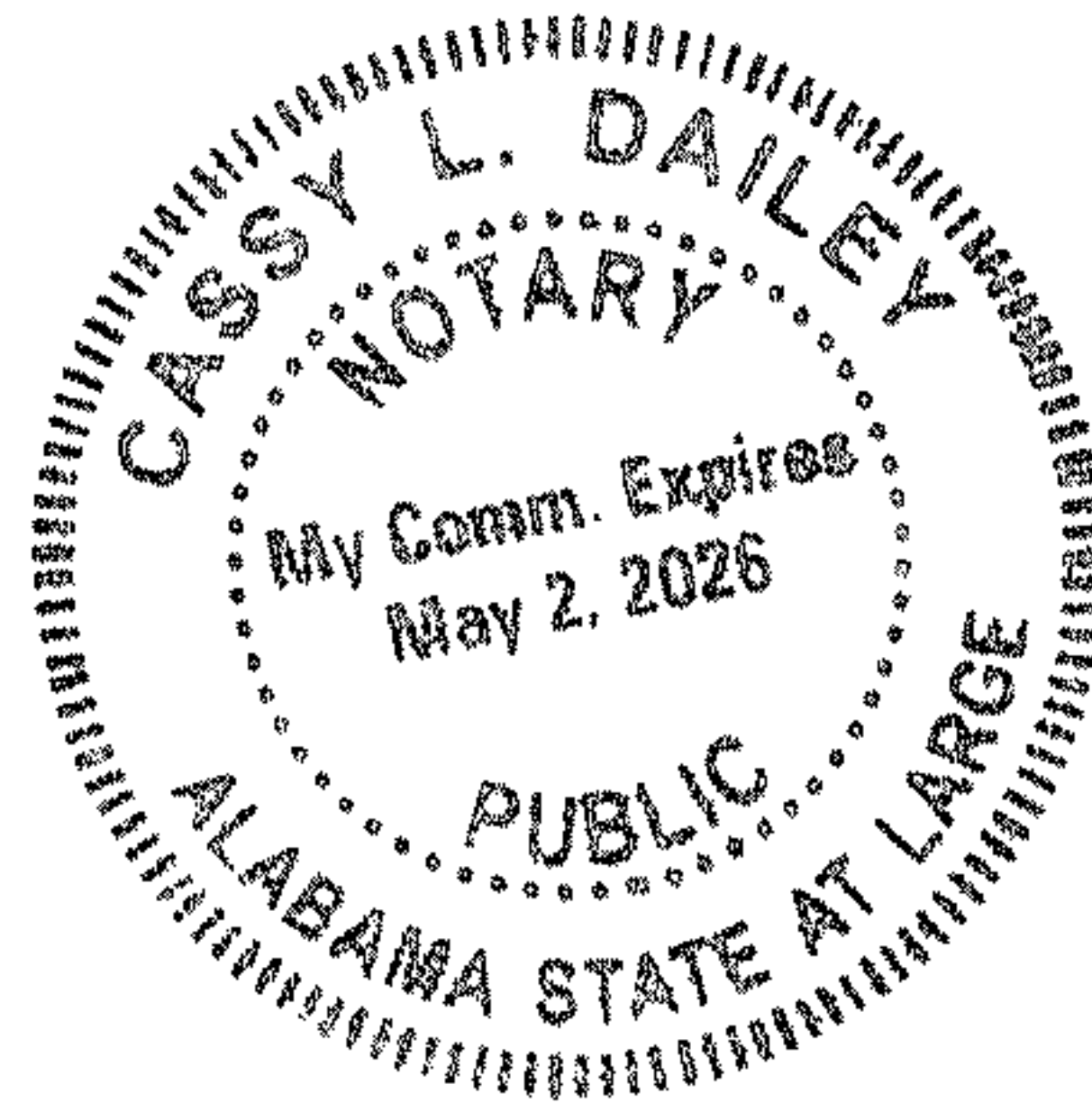


EXHIBIT A

Property 1:

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence S88°08'08"W a distance of 658.20' to the POINT OF BEGINNING; thence continue S88°08'08"W a distance of 321.95'; thence S01°27'22"E a distance of 48.95'; thence S87°15'34"W a distance of 305.65' to the Easterly R.O.W. line of Shelby County Highway 16; thence N03°55'39"W and along said R.O.W. line a distance of 978.58'; thence N87°52'54"E and leaving said R.O.W. line a distance of 630.37'; thence S03°53'21"E a distance of 927.70' to the POINT OF BEGINNING.

ALSO AND INCLUDING an Easement, as recorded in Instrument #20190422000130950, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title:

Being the same property conveyed to Zachery V. White, and Lacey K. White by deed from Charles R. Higdon, a married man dated 12/20/2019 and recorded with Shelby County, AL Recording Office on 01/10/2020 as Instrument #20200110000015120.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2023 08:10:53 AM
\$603.00 PAYGE
20230403000090850

Allen S. Bayal