

Send Tax Notice to:  
Brendan G. Beal  
1670 Middle Street  
Montevallo, AL 35115

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

File: PEL-23-6517

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00)** 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 **Michael S. Allen, a married man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P. O. Box 376, Shelby, AL 35143

by **Brendan G. Beal (herein referred to as "Grantee")**, whose mailing address is  
5250 County Road 10, Montevallo, AL 35115

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 **1670 Middle St, 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.

**\$136,000.00 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 his spouse, neither is it contiguous hereto.**

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.

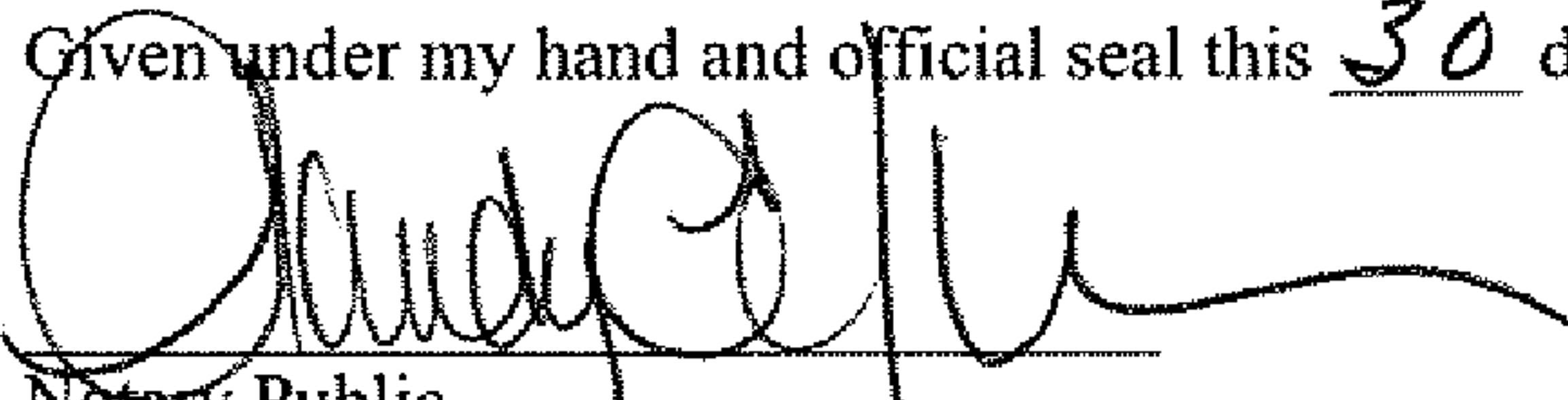
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of March, 2023.

  
\_\_\_\_\_  
Michael S. Allen

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael S. Allen 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 30 day of March, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

**Property 1:**

Commence at the NE Corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama; thence S89°37'02"W a distance of 352.43'; thence S00°22'58"E a distance of 384.58' to the Northerly R.O.W. line of Middle Street; thence S42°52'58"E and along said R.O.W. line a distance of 186.00' to the POINT OF BEGINNING and a curve to the left, having a radius of 495.20', subtended by a chord bearing S64°03'57"E, and a chord distance of 335.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 342.48'; thence S83°52'44"E and along said R.O.W. line a distance of 245.69' to the Westerly bank of King Creek; thence N30°41'01"E and along said creek bank a distance of 105.97'; thence N28°43'43"W and along said creek bank a distance of 196.57'; thence N06°42'43"E and along said creek bank a distance of 53.29'; thence N39°23'25"W and along said creek bank a distance of 265.16'; thence S44°37'02"W and leaving said creek bank a distance of 489.39' to the POINT OF BEGINNING.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/04/2023 09:55:22 AM**  
**\$62.00 PAYGE**  
**20230404000093190**

*Alvin S. Boyd*