

Send Tax Notice to:
Jeffrey M. Webster and Misty
Webster
1098 Kingston Road
Chelsea, AL 35043

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

File: **PEL-23-7402**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) 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

The Estate of Luther Eugene Hatcher, deceased, Shelby County, Alabama Probate Case No. PR-2014-000616 (herein referred to as "Grantor," whether one or more), whose mailing address is

6975 Highway 55, Wilsonville, AL 35186

by Jeffrey M. Webster and Misty Webster (herein referred to as "Grantee," whether one or more), whose mailing address is

1098 Kingston Road, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **0 HWY 55, Wilsonville, AL 35186**, 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.

\$121,805.85 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 22nd day of March, 2023.

The Estate of Luther Eugene Hatcher, deceased
By: [Signature]
Naomi Ruth Lynn McKinney, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Naomi Ruth Lynn McKinney, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Luther Eugene Hatcher, deceased**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Luther Eugene Hatcher, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2023.

[Signature]
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 5-2-26

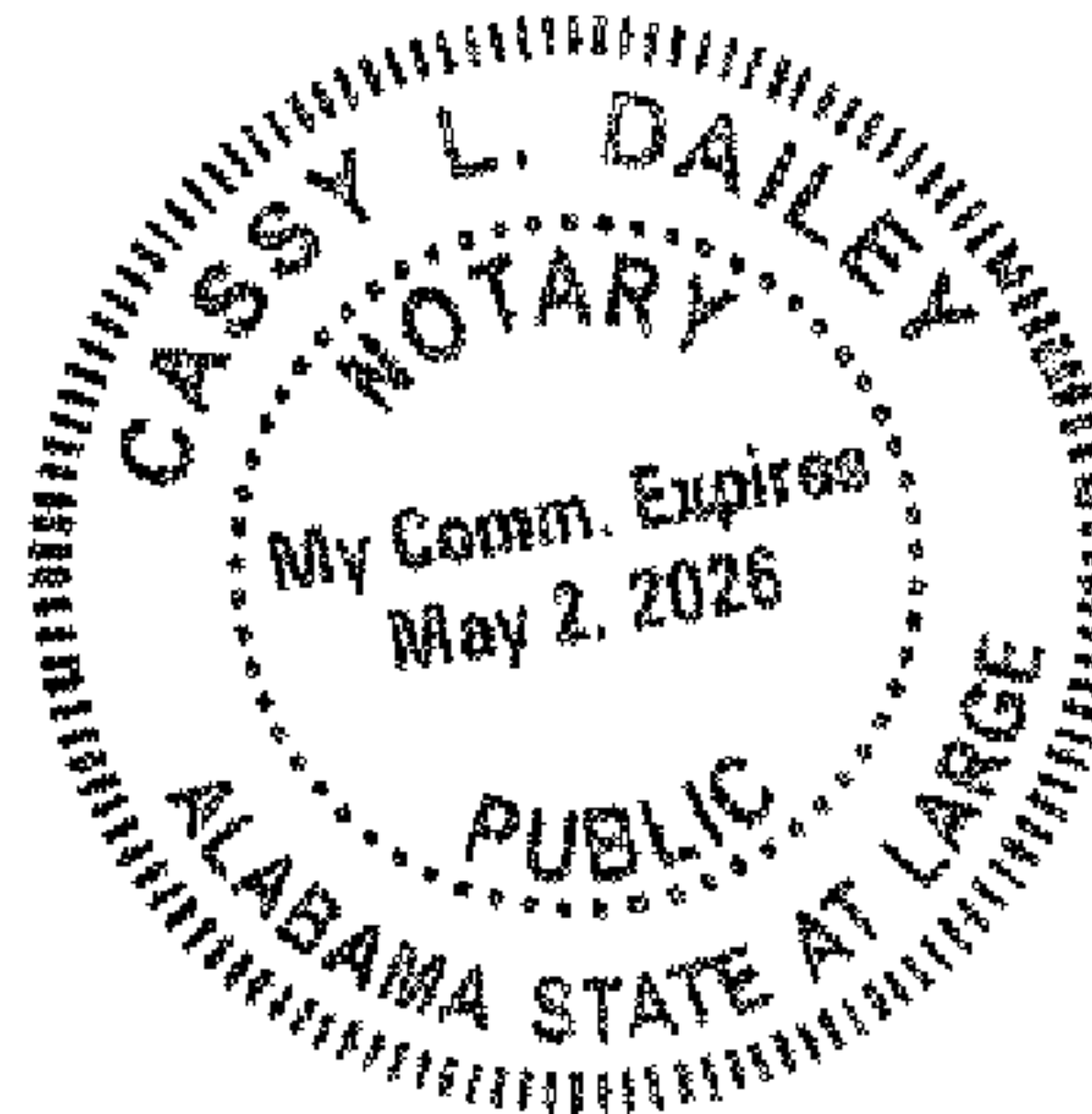
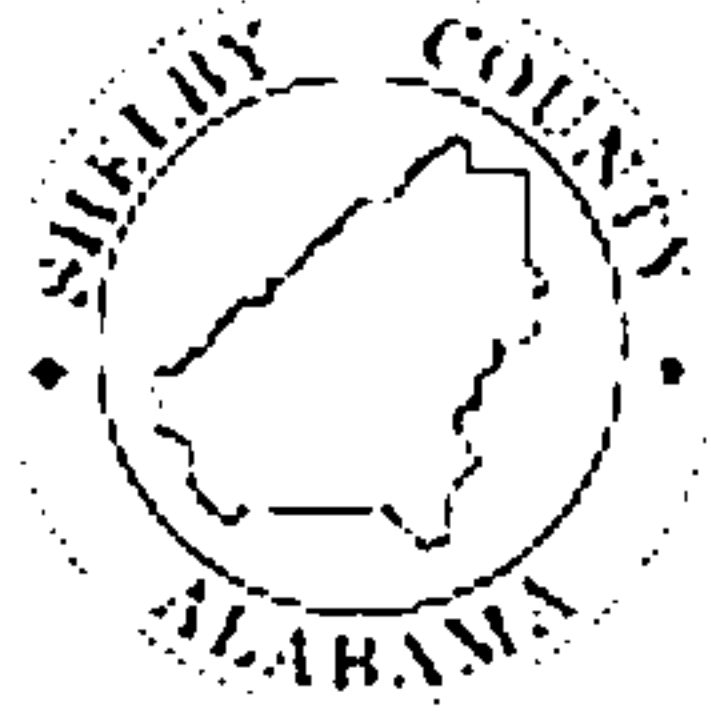


EXHIBIT A

Property 1:

Commence at the NW Corner of the SE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 00°38'44" E, a distance of 313.04' to the Point of Beginning; thence S 00°36'58" E, a distance of 419.02'; thence S 89°47'11" E, a distance of 747.20'; thence N 19°56'51" E, a distance of 221.96'; thence S 89°51'26" E, a distance of 443.28' to the Westerly R.O.W. line of Shelby County Highway 55, 80' R.O.W., said point also being the beginning of a non-tangent curve to the left, having a radius of 2460.00, a central angle of 05°05'22", and subtended by a chord which bears N 17°56'24" E and a chord distance of 218.44'; thence along the arc of said curve and said R.O.W. line, a distance of 218.52'; thence N 89°43'30" W and leaving said R.O.W. line a distance of 1338.00' to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/11/2023 10:55:03 AM
\$66.50 PAYGE
20230411000101310

Allen S. Bayl