

Send Tax Notice to:
Adam Aumack
60 Phillips Drive
Vincent, AL 35178

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

File: **PEL-23-7712**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$223,000.00)** 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

John Kenneth Whitfield and Chasity Renea Whitfield, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

1580 Hwy 467, Vincent, AL 35178

by **Adam Aumack (herein referred to as "Grantee"),** whose mailing address is

60 Phillips Drive, Vincent, AL 35178

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 **60 Phillips Drive, 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.

\$223,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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 14th day of April, 2023.

John Kenneth Whitfield
John Kenneth Whitfield
Chasity Renea Whitfield
Chasity Renea Whitfield

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John Kenneth Whitfield and Chasity Renea Whitfield 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 14th day of April, 2023.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/26

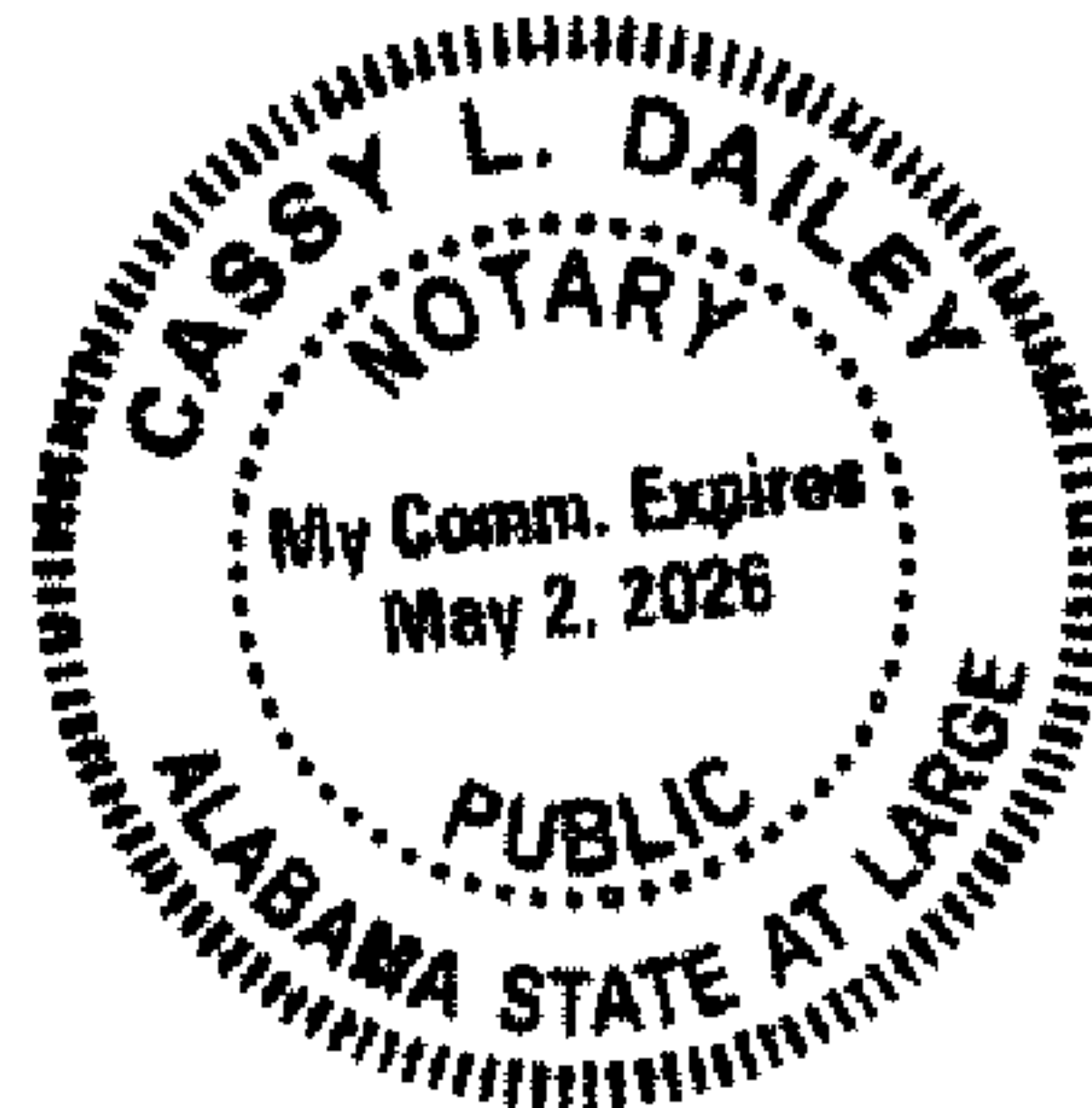


EXHIBIT A

Property 1:

A parcel of land more particularly described as follows; Commence at the southeast corner of the W 1/2 of the NE 1/4 of Section 15, Township 19 South, Range 2 East; thence run North 21 degrees 34 minutes West a distance of 1279.33 feet to the point of beginning; thence run North 71 degrees 16 minutes East a distance of 261.78 feet; thence run South 26 degrees 29 minutes East a distance of 166.40 feet; thence run South 71 degrees 16 minutes West a distance of 261.78 feet; thence run North 26 degrees 29 minutes West a distance of 166.40 feet to the point of beginning. Situated in the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2023 09:27:22 AM
\$29.00 PAYGE
20230419000112090

Allen S. Bayl