

Send Tax Notice to:
Dustin W. Moore and Sandra Moore
2430 County Rd 39
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-8005**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$364,000.00)** 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 **Chester Wayne Harris, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

2430 County Road 39, Chelsea, AL 35043

by **Dustin W. Moore and Sandra Moore (herein referred to as "Grantee," whether one or more),** whose mailing address is

65 Farm Ct, Springville, AL 35146

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 **2430 County Road 39, Chelsea, AL 35043,** 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.

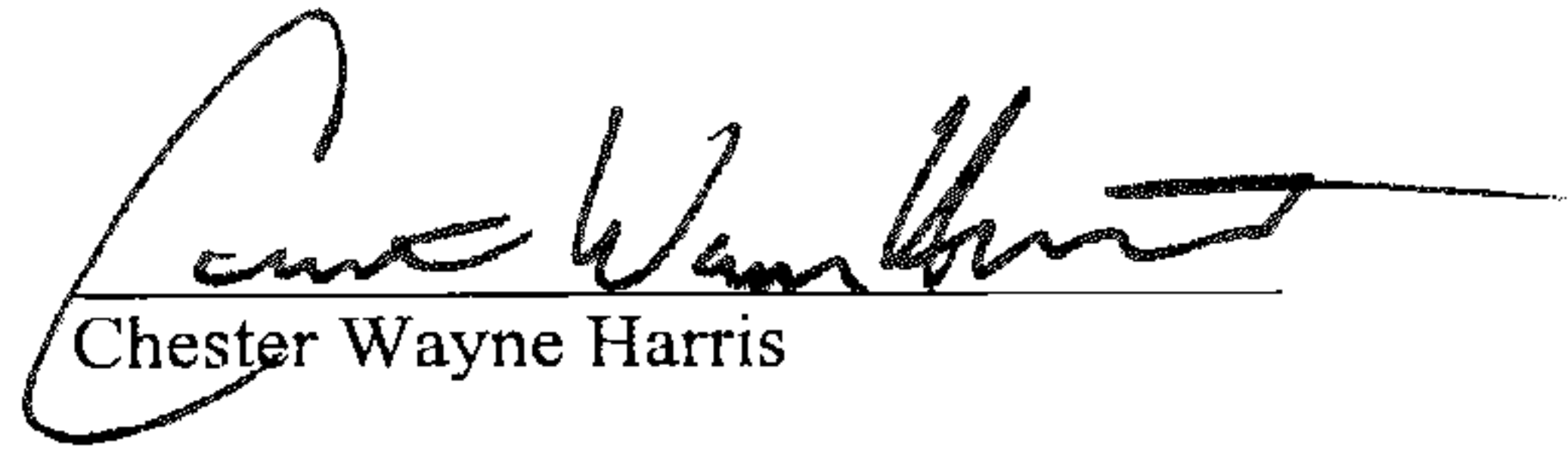
MINING AND MINERAL RIGHTS EXCEPTED.

\$291,200.00 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.

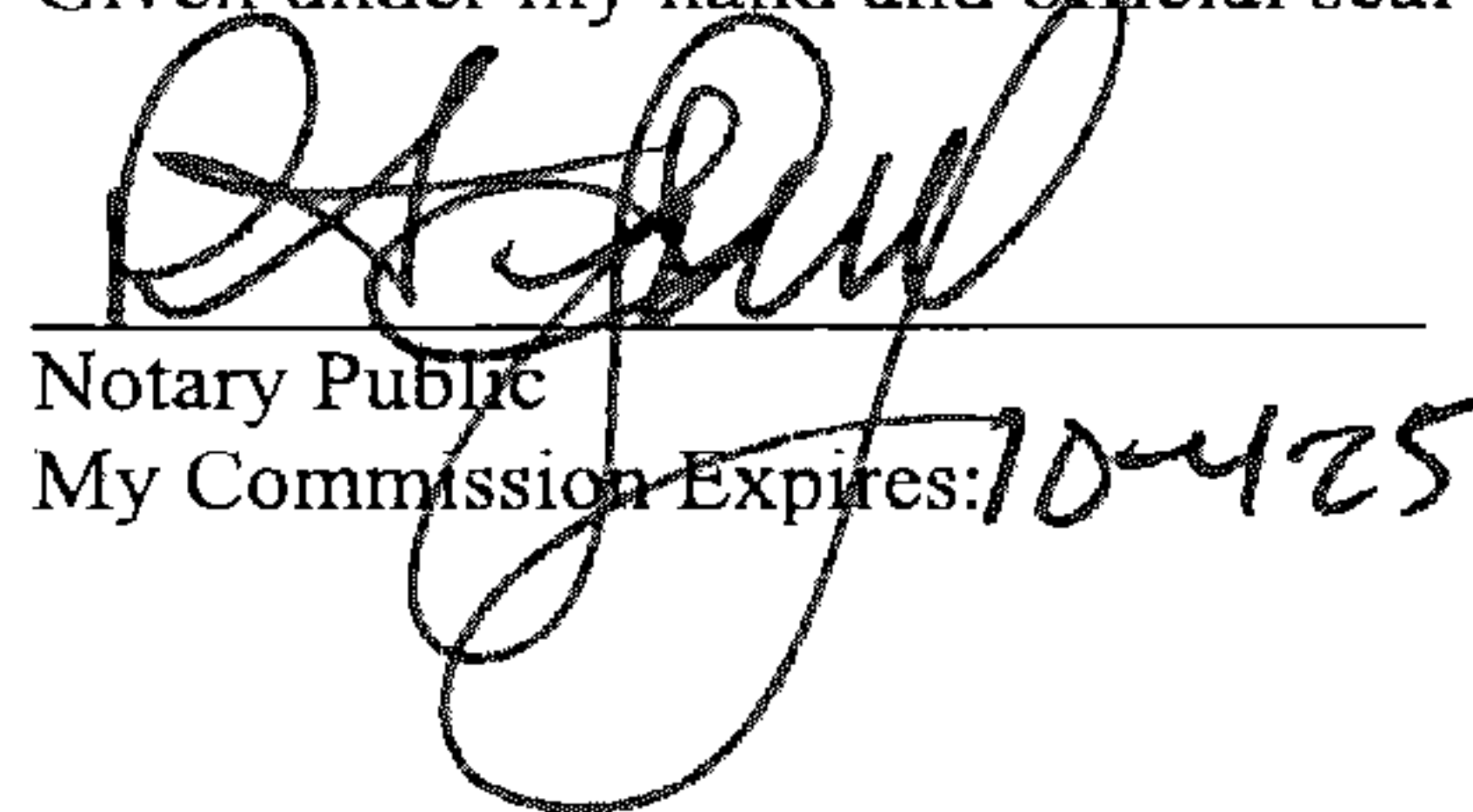
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of April, 2023


Chester Wayne Harris

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chester Wayne Harris 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 28 day of April, 2023.


Notary Public
My Commission Expires: 10-4-25

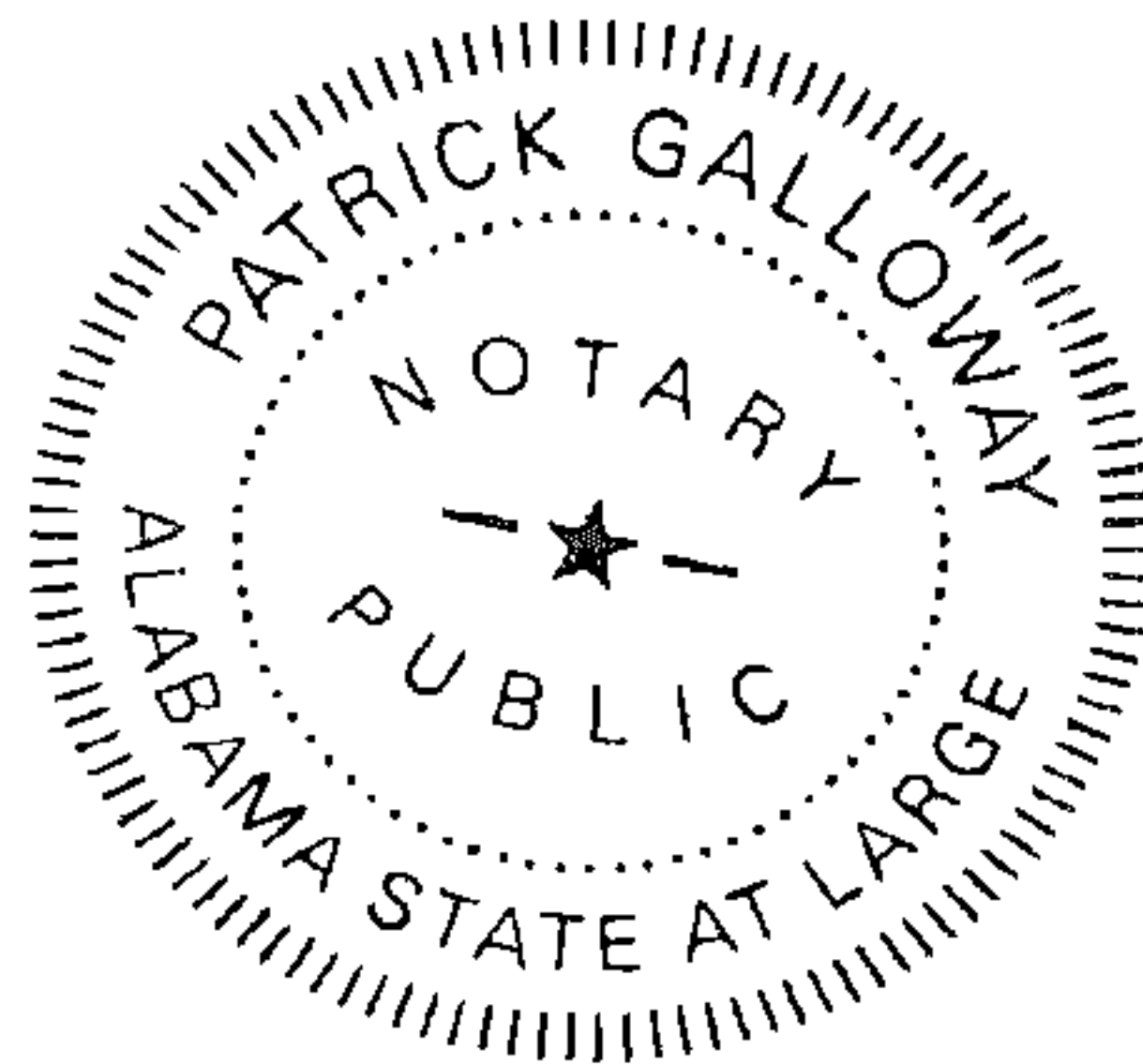


EXHIBIT A**Property 1:**

Part of the NW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 section; thence run North along the west line of said 1/4-1/4 Section for 420.00 feet to the point of beginning; thence continue North along the west line of said 1/4-1/4 section for 235.92 feet to the Northwest corner of the south half of said quarter-quarter section; thence 89 degs. 55 min. right and run Easterly along the North line of said South Half of said quarter-quarter section for 111.73 feet; thence 53 degs 33 min. right and run southeasterly for 107,39 feet; thence 87 degs 53 mine left 2nd run Northeasterly for 153.15 feet to a point on the North line of said Half quarter-quarter section; said point being 302.00 feet East of the Northwest corner of said Half quarter-quarter section; thence 34 degs 20 min. right and run East along the North line of said Half quarter-quarter section for 204.60 feet to a point on the westerly right of way line of a county road, said point being on a curve to the left; thence 101 deg. 59 min. right to the chord and rum southerly along the arc of said curve for an arc distance of 243.50 feet and a chord distance of 241.00 feet; thence from said chord 77 deg. 55 min, right and run westerly for 456.91 feet to the point of beginning, and being Parcel No.8, according to the survey of Joseph As Miller, Jr., Registered Land Surveyor, dated July 8, 1966



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 11:07:30 AM
\$101.00 JOANN
20230501000126950

General Warranty Deed - JTROS (AL)

Allen S. Bayl