

Send Tax Notice to:
Jaclyn Rose Morlan
212 Mildred St.
Columbiana, AL 35051

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

File: **PEL-23-8422**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00) 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 **Eric Shippers and Amanda Shippers, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

735 Branch Drive North, Helena, AL 35080

by **Jaclyn Rose Morlan (herein referred to as "Grantee")**, whose mailing address is

212 Mildred St, Columbiana, AL 35051

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 **212 Mildred St, Columbiana, AL 35051**, 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.

\$356,250.00 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 05 day of May, 2023.

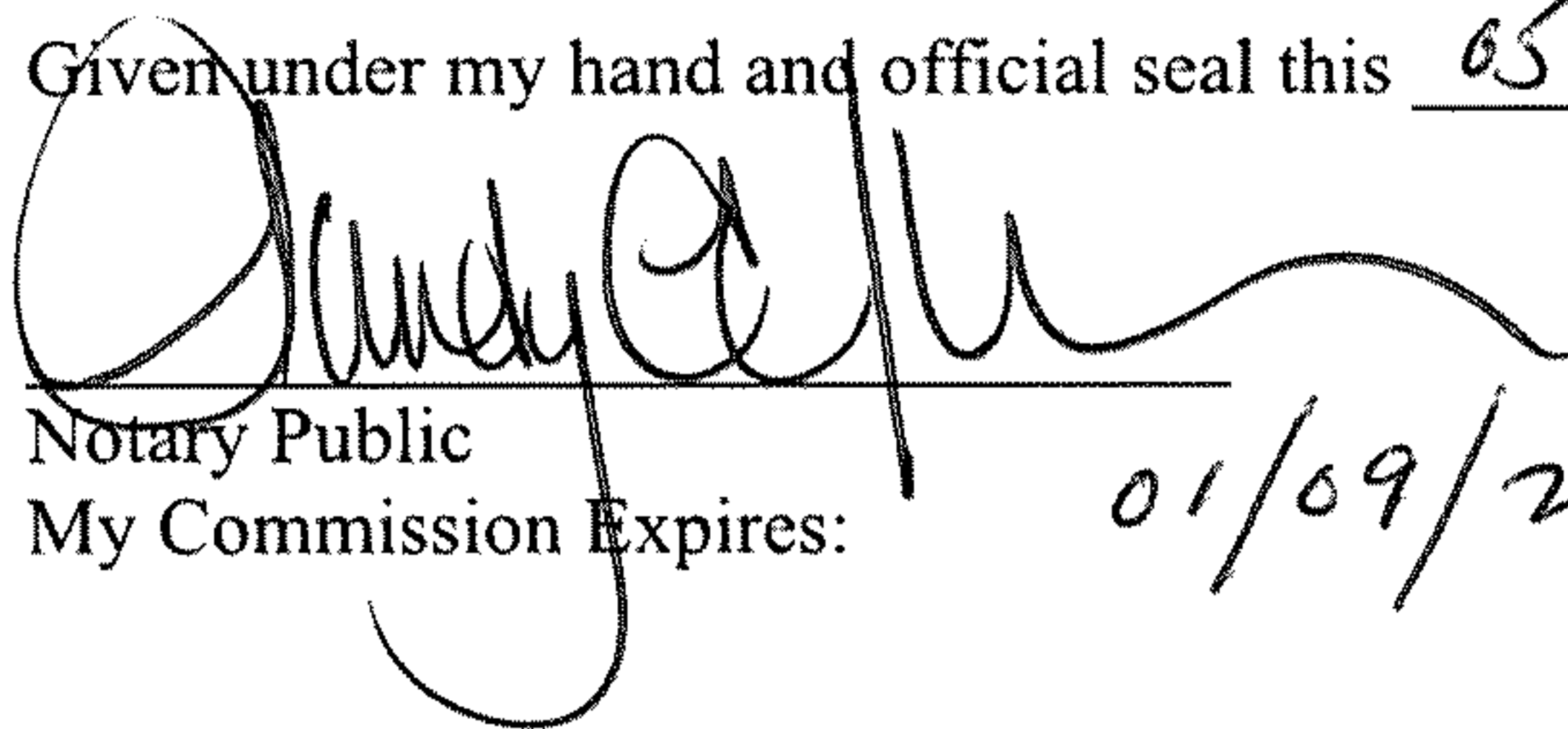

Eric Shippers


Amanda Shippers

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric Shippers and Amanda Shippers 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 05 day of May, 2023.


Notary Public
My Commission Expires: 01/09/2027

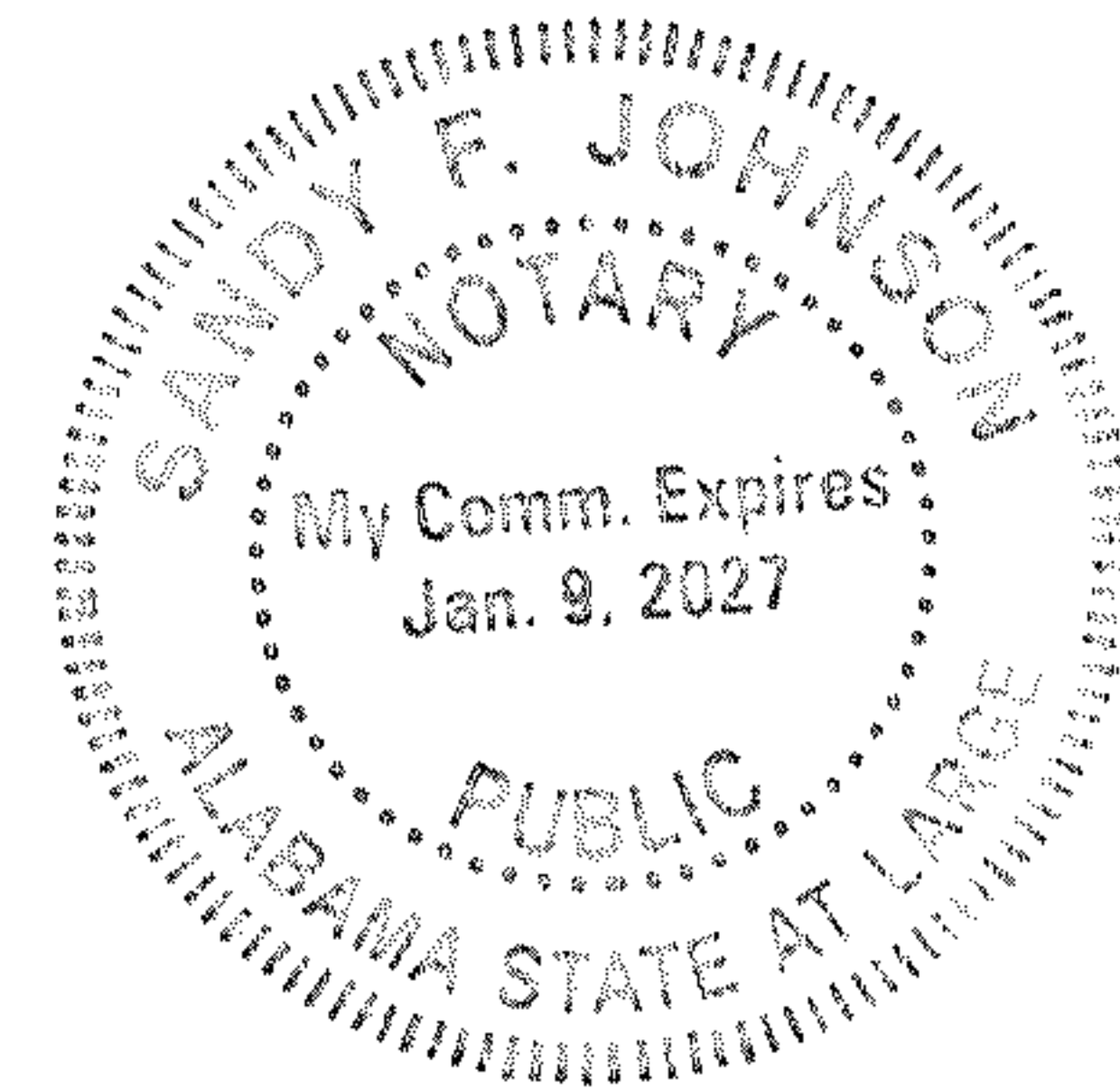
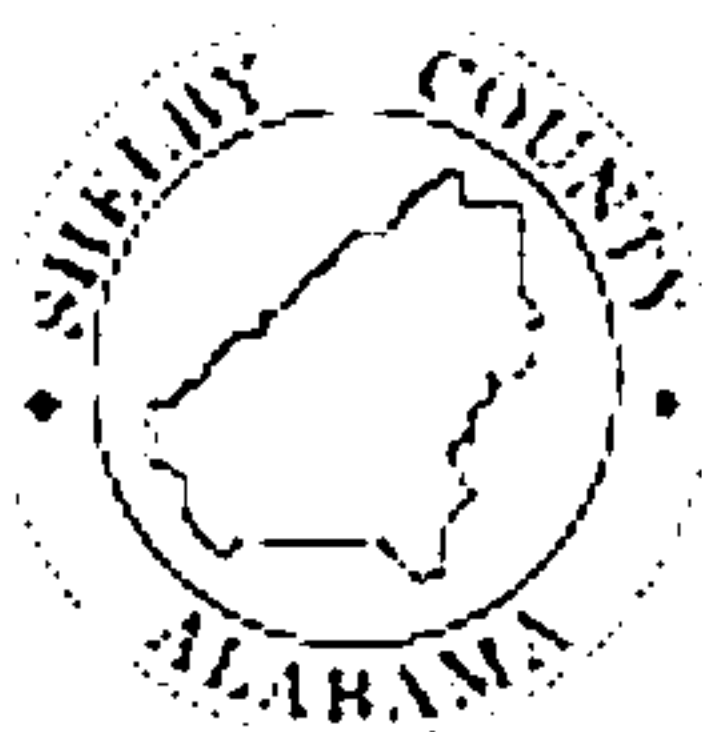


EXHIBIT A**Property 1:**

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning on the North side of Mildred Street at the SE corner of what was formerly known as the J. T. Leeper lot and also known as Lot No. 50 according to Horsley's Map of Town of Columbiana; and running thence East along North margin of Mildred Street a distance of 85 feet to the SW corner of what was formerly known as the L.B. Riddle lot; thence run in a northerly direction along West line of Riddle lot 166 feet to the South line of Lida Chapman lot; thence in a westerly direction along the South line of said Lida Chapman lot a distance of 85 feet to the East line of lot heretofore known as J.T. Leeper lot; run thence in a southerly direction along the East line of Leeper lot a distance of 166 feet to the point of beginning and being a part of the SW 1/4 of NW 1/4 of section 25, township 21 South Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2023 09:34:11 AM
\$47.00 BRITTANI
20230517000146080

Allen S. Bayl