

Send Tax Notice to:
Matthew Ross Wilkinson and Nance
Wilkinson
5747 Co Rd 10
Montevallo, AL 35115

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

File: **PEL-23-9030**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$195,000.00) 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

Joseph A. Haynie and Elizabeth McAnally Haynie, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

361 Moreland Rd, Brierfield, AL 35035

by **Matthew Ross Wilkinson and Nance Wilkinson (herein referred to as "Grantee," whether one or more)**, whose mailing address is

5747 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 Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5747 County Road 10, 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.

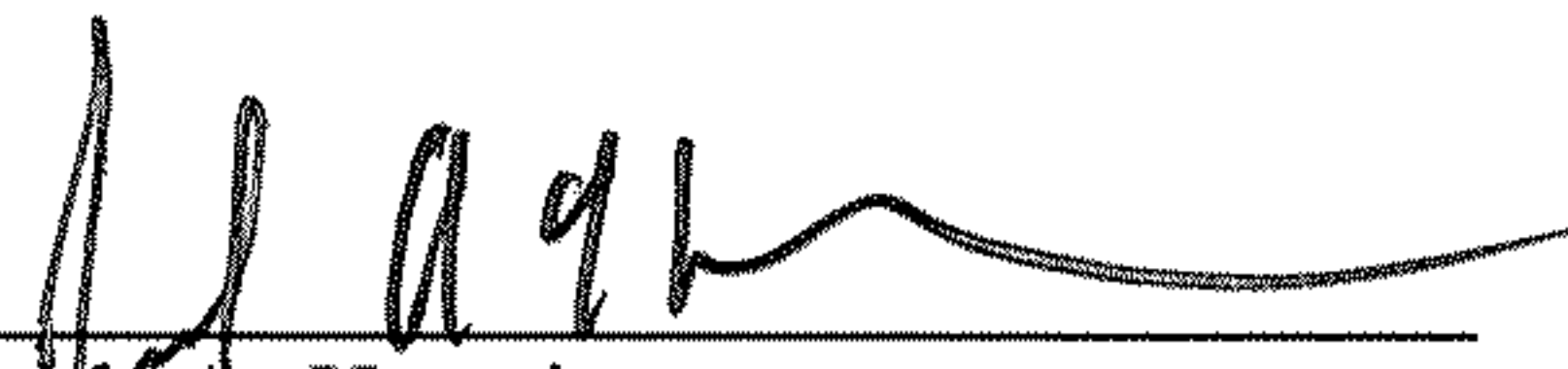
MINING AND MINERAL RIGHTS EXCEPTED.

\$175,500.00 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 01 day of June, 2023.



Joseph A. Haynie

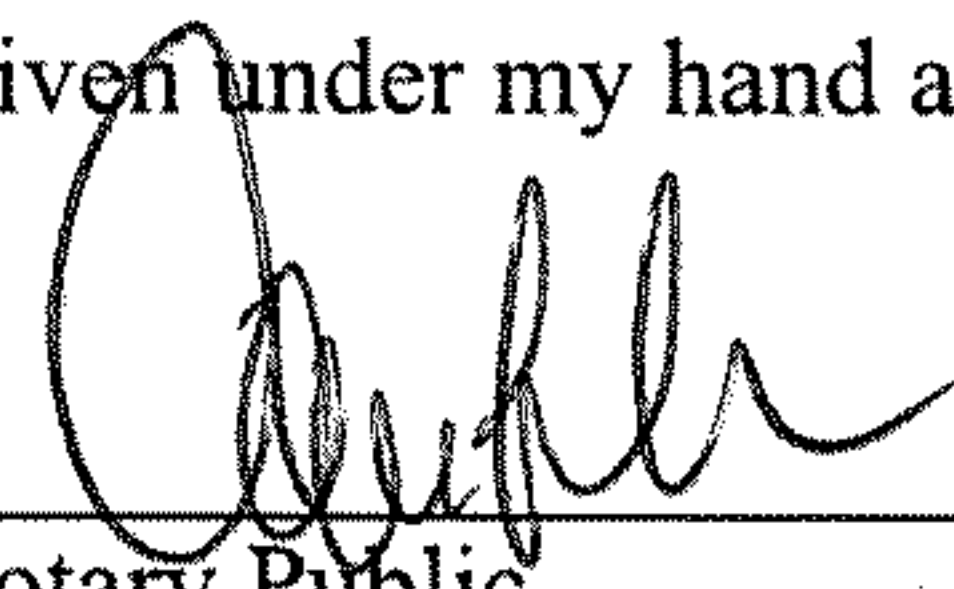


Elizabeth McAnally Haynie

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Joseph A. Haynie and Elizabeth McAnally Haynie 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 01 day of June, 2023.



Notary Public

My Commission Expires: 05/02/2026



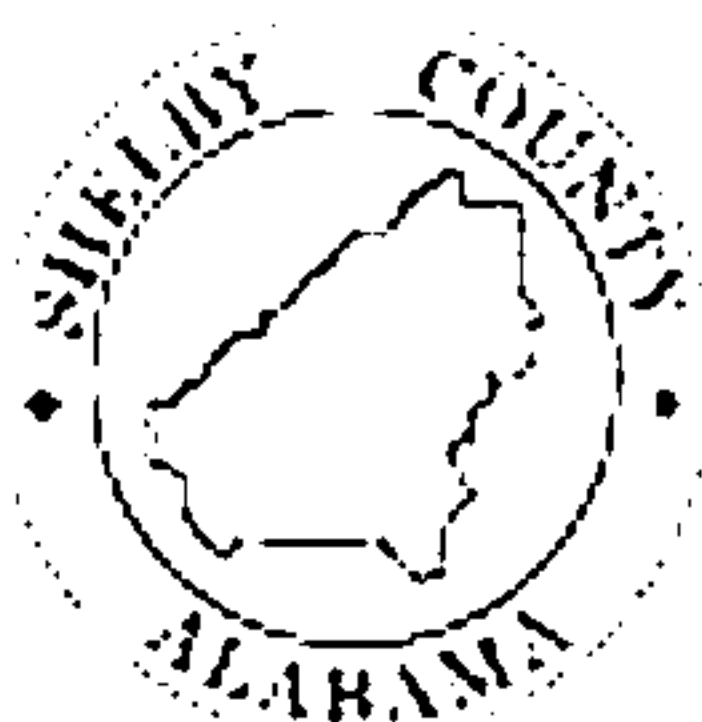
EXHIBIT A

Property 1:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 88 DEGREES 42 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 164.50 FEET; THENCE NORTH 2 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 389.10 FEET; THENCE NORTH 19 DEGREES, 4 MINUTES 33 SECONDS WEST, A DISTANCE OF 89.82 FEET; THENCE NORTH 7 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 122.60 FEET; THENCE NORTH 2 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.55 FEET TO THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY HWY. 10 THENCE NORTH 88 DEGREES 5 MINUTES 43 SECONDS WEST ALONG THE SAID RIGHT OF WAY A DISTANCE OF 109.76 FEET; THENCE SOUTH 2 DEGREES 42 MINUTES 1 SECOND WEST AND LEAVING SAID RIGHT OF WAY A DISTANCE OF 737.00 FEET TO THE POINT OF BEGINNING, IN SHELBY COUNTY, ALABAMA.

ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, DATED AUGUST 12, 2002.

MORE PARTICULARLY DESCRIBED IN THAT SURVEY DATED 9/18/08 AND PREPARED BY REYNOLDS SURVEYING CO., INC. BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 88 DEGREES 43 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 164.44 FEET; THENCE NORTH 2 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 389.21 FEET; THENCE NORTH 19 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 89.65 FEET; THENCE NORTH 19 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 89.65 FEET; THENCE NORTH 07 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 122.64 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 162.13 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD #10; THENCE SOUTH 88 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 109.68 FEET; THENCE SOUTH 02 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 752.10 FEET TO THE POINT OF BEGINNING, IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/05/2023 08:30:08 AM
 \$47.50 JOANN
 20230605000168380

Allen S. Bayl