

This Instrument was Prepared by:

Send Tax Notice To:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29074

Gordon Morrow
P.O. Box 380008
Birmingham, AL
35238

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Six Thousand Nine Hundred Dollars and No Cents (\$46,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Nellie O. Winstid**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gordon Morrow**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of June, 2023.

Nellie O. Winstid
Nellie O. Winstid

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Nellie O. Winstid, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2023.

Mike T. Atchison

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

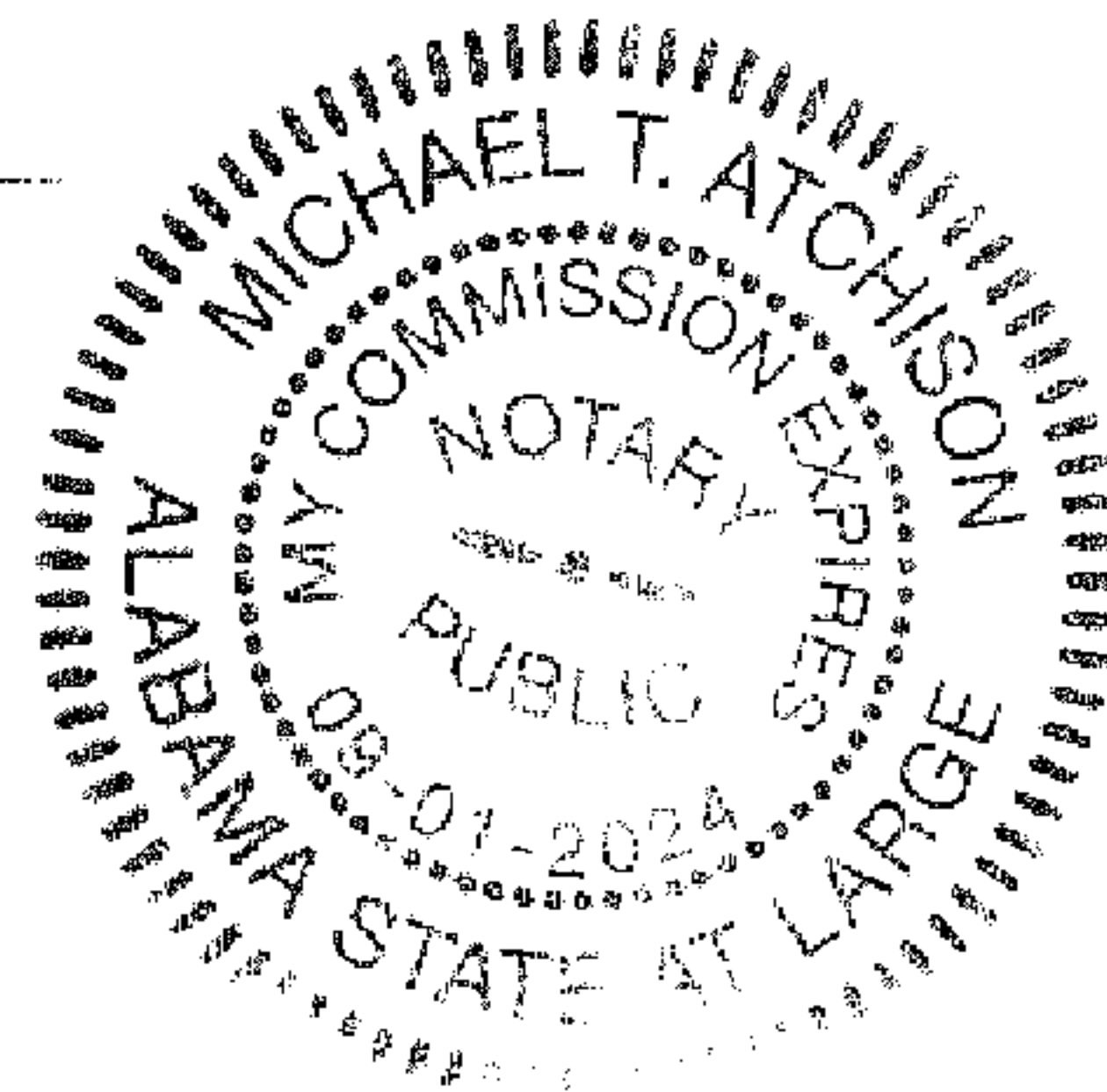


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the SE corner of the NE 1/4 of the NE 1/4 Section 33, Township 17 South, Range 1 East, thence measure North along said Section line 137 feet to the intersection of Mimosa Road with said Section Line; thence measure Southwesterly along said Mimosa Road 95 feet; thence 45 deg Southeasterly 125 feet to the SE corner of the NE 1/4 of NE 1/4 of Section 33, Township 17 South, Range 1 East, said tract of land being situated in Shelby County, Alabama and being triangular plot 137 feet on the East side, and 95 feet on the North side and 125 feet on the West side.

