

Send Tax Notice to:  
Randall Booth and Karen Booth  
510 Bennett Drive  
Alabaster, AL 35007

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

File: **PEL-23-9685**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00) 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 **Michael S. Allen, Sr. and Priscilla C. Allen, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO Box 376, Shelby, AL 35143

by **Randall Booth and Karen Booth (herein referred to as "Grantee," whether one or more)**, whose mailing address is

510 Bennett Drive, Alabaster, AL 35007

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 **354 Hwy 54, 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.

**\$480,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, 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 June, 2023.

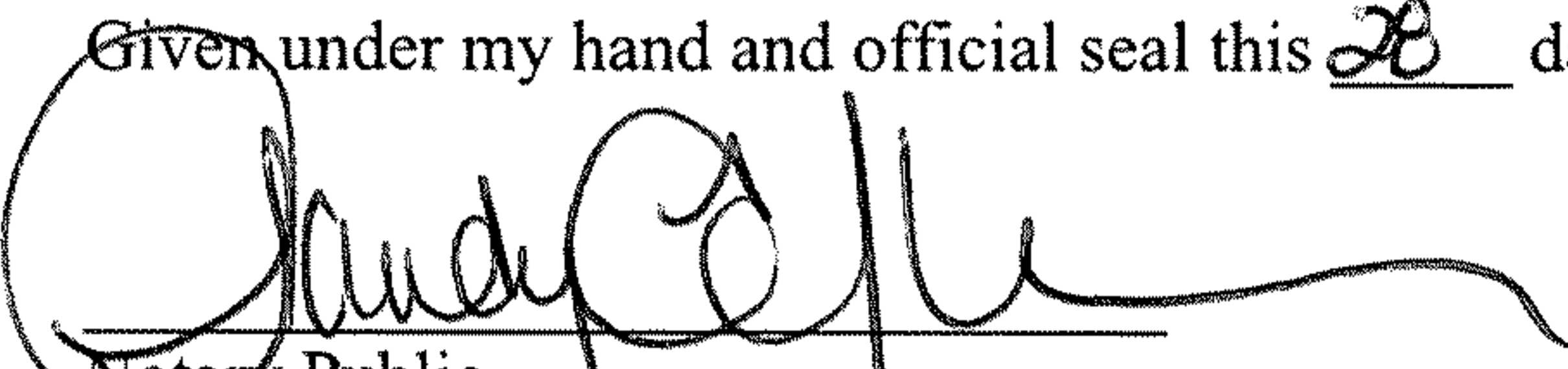
  
\_\_\_\_\_  
Michael S. Allen, Sr.

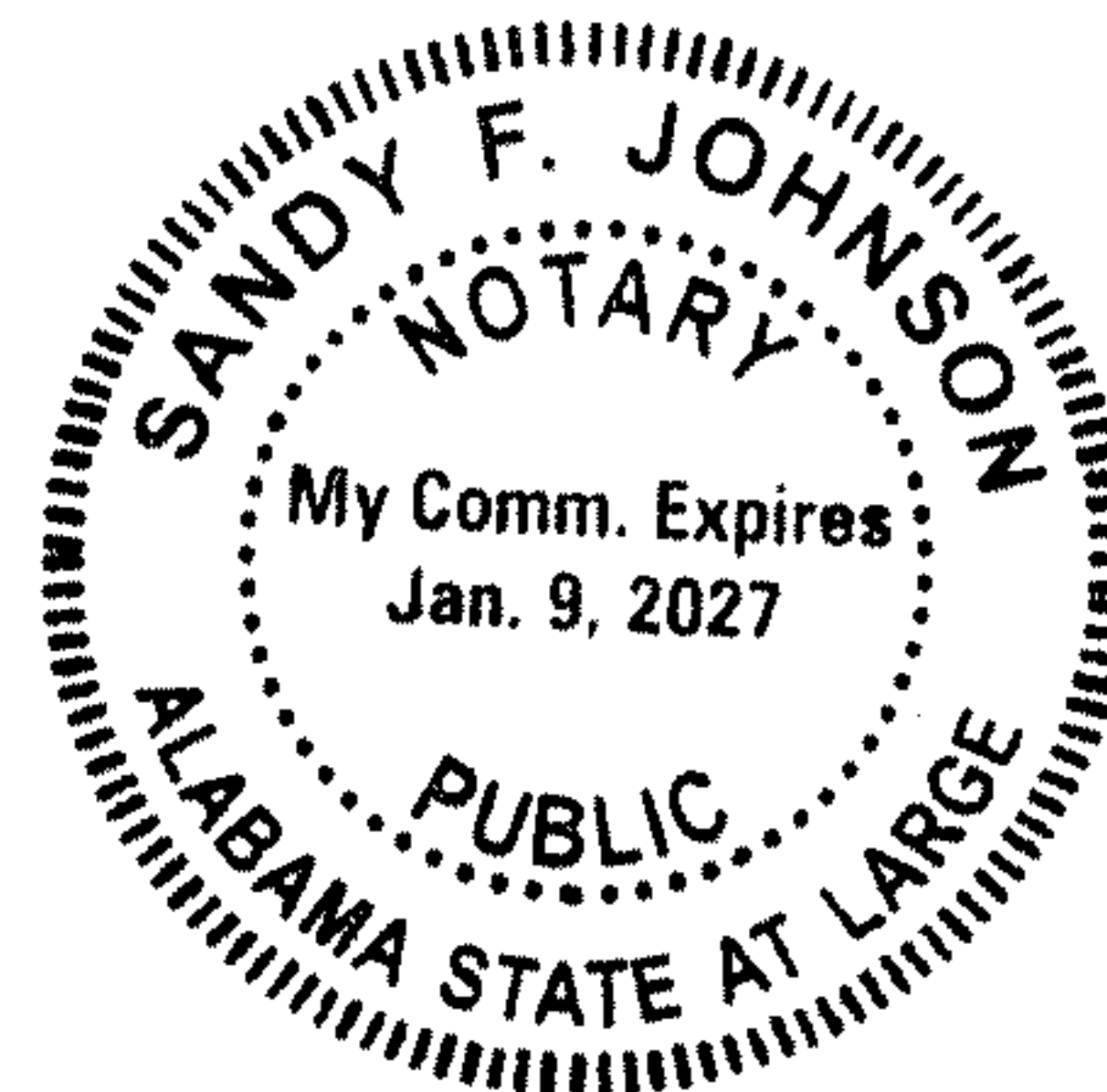
  
\_\_\_\_\_  
Priscilla C. Allen

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael S. Allen, Sr. and Priscilla C. Allen 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 June, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A****Property 1:**

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence North 02 degrees 19 minutes 57 seconds West 454.12 feet; thence South 88 degrees 12 minutes 45 seconds West 201.03 feet; thence North 02 degrees 23 minutes 47 seconds West 203.29 feet; thence South 87 degrees 35 minutes 02 seconds West 1121.43 feet; thence South 02 degrees 31 minutes 01 seconds East 699.83 feet; thence South 83 degrees 07 minutes 50 East 374.89 feet; thence South 43 degrees 21 minutes 28 seconds East 49.85 feet; thence North 45 degrees 20 minutes 28 seconds East, 91.59 feet; thence North 86 degrees 19 minutes 22 seconds East 106.02 feet; thence South 73 degrees 27 minutes 00 seconds East 114.07 feet; thence South 14 degrees 25 minutes 16 seconds East 179.56 feet; thence South 37 degrees 44 minutes 45 seconds East 236.14 feet; thence South 67 degrees 14 minutes 02 seconds East 208.14 feet; thence South 49 degrees 47 minutes 01 seconds East 32.49 feet; thence North 28 degrees 59 minutes 56 seconds East 215.49 feet; thence South 83 degrees 33 minutes 54 seconds East 178.20 feet; thence South 04 degrees 27 minutes 06 seconds West 16.96 feet to the Northwesternly right of Shelby County Road #54; thence along said right of way North 39 degrees 15 minutes 40 seconds East 229.16 feet; thence leaving said right of way North 68 degrees 04 minutes 00 seconds West 207.49 feet; thence North 02 degrees 19 minutes 57 seconds West 194.02 feet to the point of beginning. According to survey of Michael G. Moates, RLS #19262, dated November 10, 1999.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/07/2023 09:56:07 AM**  
**\$148.00 JOANN**  
**20230707000202440**

*Allen S. Bayl*