



20230719000215290 1/3 \$58.50
Shelby Cnty Judge of Probate, AL
07/19/2023 11:42:17 AM FILED/CERT

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD23-287

Mary Knox Garrison
11580 Robert Rd.
McCalla, AL 35111

=====

STATE OF ALABAMA)	
	:	GENERAL WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brian Shiloh Stacey, a single man**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mary Knox Garrison**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Subject to:

1. Ad valorem taxes for the current year, and subsequent years.
2. Restrictions, reservations, conditions, and easement of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

****This instrument prepared without the benefit of a title search, title opinion or survey and based upon information provided by grantor. Scrivener makes no warranty as to the quality of the title herein. ****

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

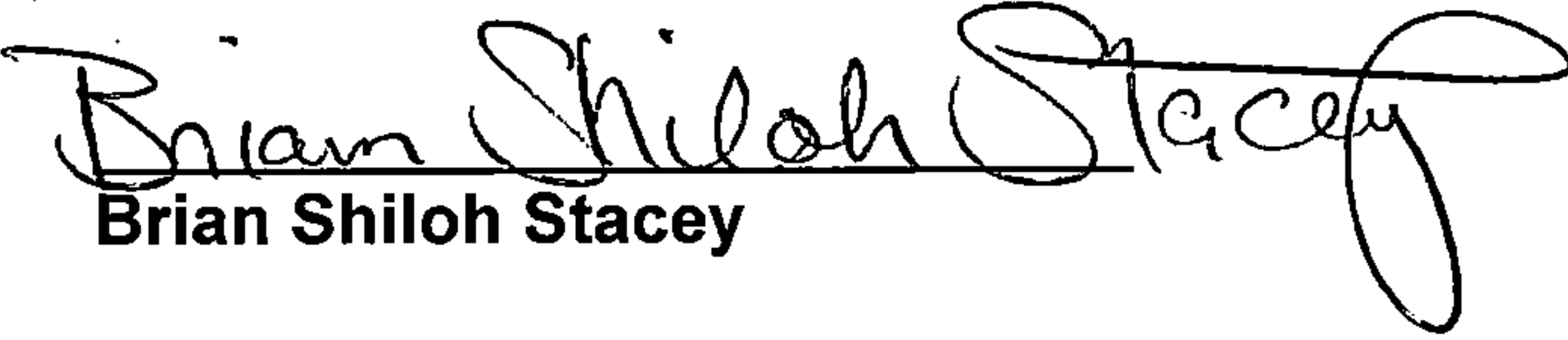
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 07/19/2023
State of Alabama
Deed Tax: \$30.50



20230719000215290 2/3 \$58.50
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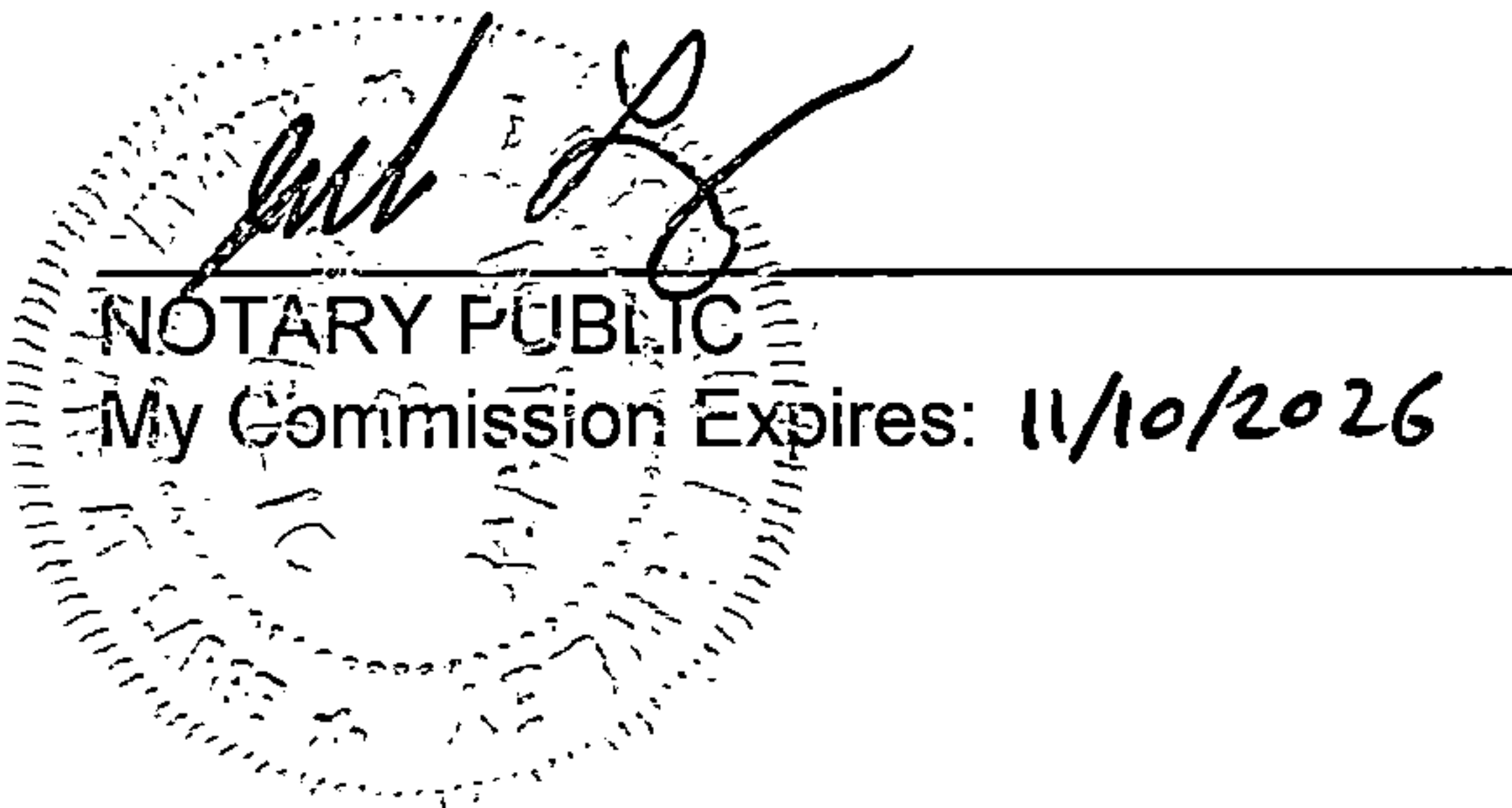
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 19
day of July, 2023.


Brian Shiloh Stacey

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brian Shiloh Stacey**, whose name is 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of July, 2023.



Grantor's Name:	Brian Shiloh Stacey
Mailing Address:	1895 River Road Helena, AL 35080
Grantee's Name:	Mary Knox Garrison
Mailing Address:	11580 Robert Rd. McCalla, AL 35111
Property Address:	1895 River Road Helena, AL 35080
Date of Transfer:	July ____, 2023
Tax Assessor's Value:	\$30,190.00



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EXHIBIT A

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 19, Township 21 South, Range 4 West and run in a Northerly direction and along the West line of the NW 1/4 of the NW 1/4 a distance of 817.6 feet; thence turn an angle of 86 degrees 33 minutes 40 seconds to the right and run in an Easterly direction a distance of 116.28 feet; thence turn an angle of 86 degrees 35 minutes 45 seconds to the left and run in a Northerly direction a distance of 15 feet to point of beginning; thence continue along last described course a distance of 267 feet; thence turn an angle of 109 degrees 34 minutes 48 seconds to the right and run in a Southeasterly direction a distance of 237.82 feet; thence turn an angle of 96 degrees 25 minutes 12 seconds to the right and run in a Southwesterly direction a distance of 237.16 feet; thence turn an angle of 84 degrees 57 minutes to the right and run in a Northwesterly direction a distance of 52.92 feet; thence turn an angle of 15 degrees 21 minutes to the left and run in a Westerly direction a distance of 71.02 feet to the point of beginning.