



20231016000305080 1/4 \$246.00  
Shelby Cnty Judge of Probate, AL  
10/16/2023 11:46:52 AM FILED/CERT

STATE OF ALABAMA

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Warranty Deed

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SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Fifteen Thousand and NO/100 (\$215,000.00) Dollars to the undersigned **SAMUEL E. GRAY, A MARRIED MAN, WHOSE MAILING ADDRESS IS 2848 BALMORAL ROAD, MOUNTAIN BROOK, ALABAMA 35223 AND RICK C. NELMS, A MARRIED MAN, WHOSE MAILING ADDRESS IS 1200 SOUTHERN LANE, HELENA, ALABAMA 35080**, herein referred to as Grantors, in hand paid by **BILLY WAYNE MCGOUGH, JR. AND WIFE, NATALIE L. MCGOUGH, WHOSE MAILING ADDRESS IS 912 SHIRE VALLEY FARMS, COLUMBIANA, ALABAMA 35051**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

THE SW ¼ of the SW ¼ of Section 8, Township 20 South, Range 1 East; being situated in Shelby County, Alabama.

A 20 foot right of way from Shelby County #55, along the South line of Section 8, Township 20 South, Range 1 East, to the Southeast corner of the SW ¼ of the SW ¼ of Section 8, Township 20 South, Range 1 East; being situated in Shelby County, Alabama.

Deed Reference: Instrument # 1998-46637 & # 20230308000063670

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Shelby County, AL 10/16/2023  
State of Alabama  
Deed Tax: \$215.00





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The property being conveyed herein does not constitute any part or portion of the homestead of the Grantor or his spouse.

The preparer of this instrument has not reviewed the status of the title on this property and acts only as the drafter of the instrument.

Property Address: 40 acres in Section 8, Township 20 South, Range 1 East  
(No E-911 address available)

Assessed Value: \$215,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor do for themselves and for his heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and his 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 persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when

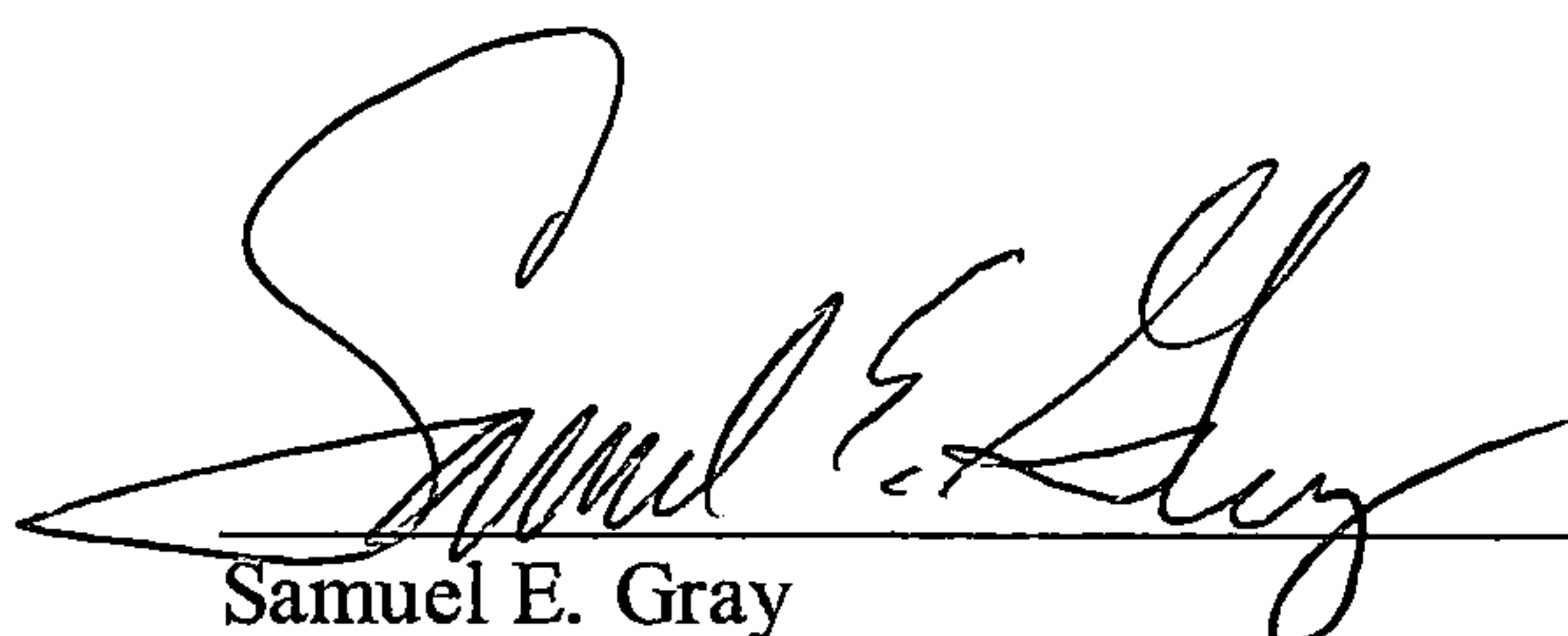




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applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 10<sup>th</sup> day of March, 2023.

  
\_\_\_\_\_  
Samuel E. Gray

  
\_\_\_\_\_  
Rick C. Nelms

STATE OF ALABAMA

COUNTY OF ~~SHELBY~~

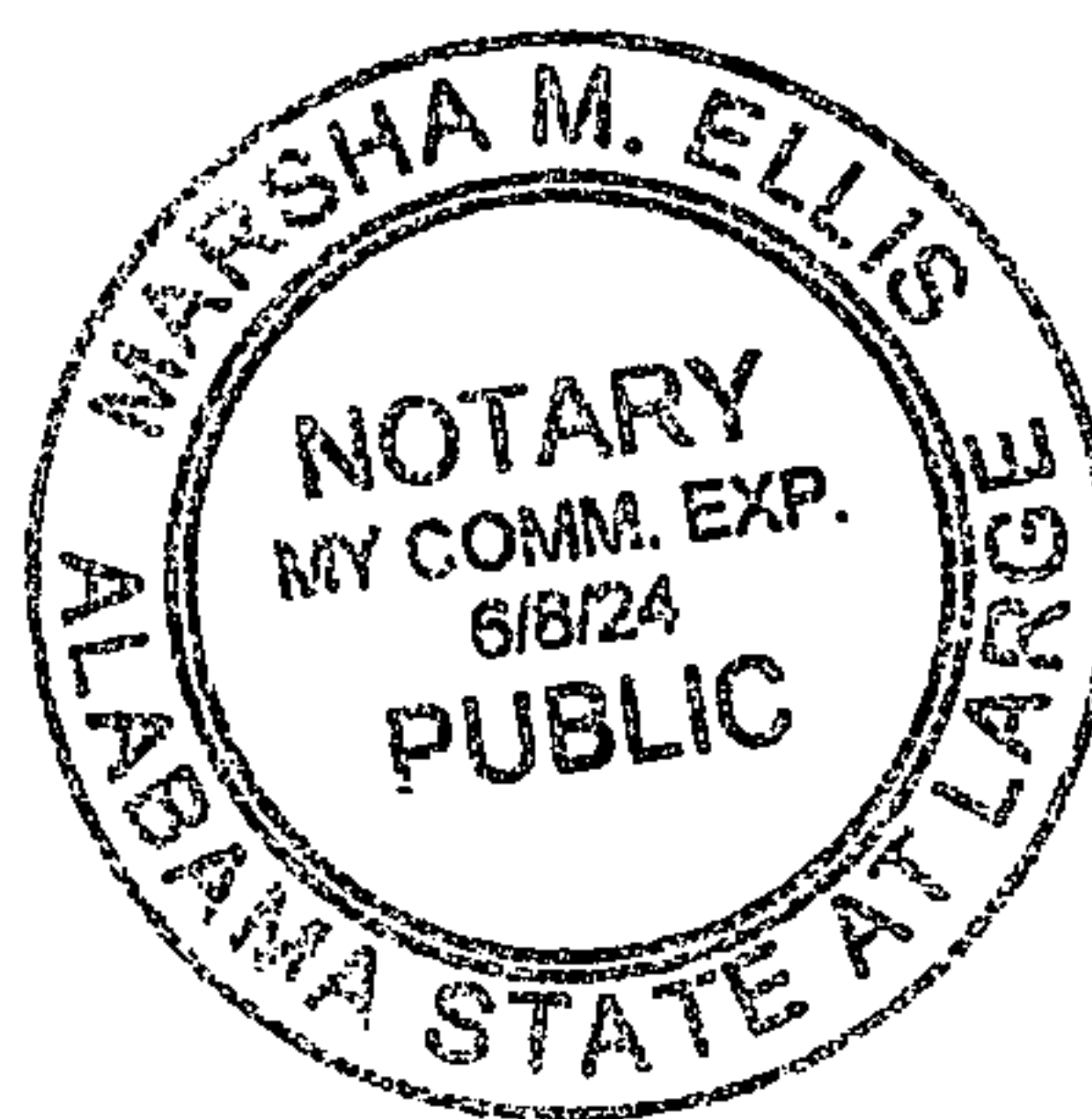
Talladega

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I, the undersigned authority in and for said County, in said State, hereby certify that Samuel Gray, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of March, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6/8/2024







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STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ *Talladega*

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I, the undersigned authority in and for said County, in said State, hereby certify that Rick C. Nelms, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of March, 2023.

*Marsha M. Ellis*

Notary Public

My Commission Expires: 6/8/2024

THIS INSTRUMENT PREPARED BY:

Barry D. Vaughn

PROCTOR AND VAUGHN

Post Office Box 2129

Sylacauga, Alabama 35150

10894.7

