

Send Tax Notice to:

Thomas Garrett
6706 Hwy 10
Montevallo, AL 35115

This Instrument Prepared By:

Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-12998**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00) 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

Donna D. Simmons, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

6706 County Road 10, Montevallo, AL 35115

by **Thomas Garrett (herein referred to as "Grantee")**, whose mailing address is

6706 HWY 10, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **6706 Hwy 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$53,350.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 27 day of October, 2023

Donna D. Simmons
Donna D. Simmons

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Donna D. Simmons 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 27 day of October, 2023.

Cassy L. Dailey
Notary Public
My Commission Expires: 05/02/2026



EXHIBIT A**Property 1:**

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 89 degrees 44 minutes 12 seconds East along the North line of said 1/4-1/4 section a distance of 357.88 feet; thence South 20 degrees 21 minutes 13 seconds East a distance of 355.86 feet to the Point of Beginning; thence continue along the last described course a distance of 90.30 feet; thence South 23 degrees 22 minutes 45 seconds East a distance of 157.57 feet to the Northerly right of way of Shelby County Highway 10; thence North 88 degrees 50 minutes 38 seconds East along said right of way a distance of 135.48 feet; thence North 6 degrees 58 minutes 6 seconds East and leaving said right of way a distance of 178.53 feet; thence North 20 degrees 21 minutes 13 seconds West a distance of 90.30 feet; thence South 68 degrees 50 minutes 38 seconds West a distance of 225.76 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 10:39:35 AM
\$30.00 JOANN
20231102000322370

Allen S. Bayl