

This Instrument was Prepared by:

Send Tax Notice To: Tristian Riley Blair

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

File No.: MV-23-29477

107 Hughes St.
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Four Thousand Dollars and No Cents (\$174,000.00)**, 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, **Millie Rose Cole**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tristian Riley Blair**, whose mailing address is **AL** (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors spouse.

\$156,600.00 and \$17,400.00 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 1st day of November, 2023.

Millie Rose Cole

Millie Rose Cole

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 Millie Rose Cole, 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 1st day of November, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, according to the Owen's Addition to Columbiana, according to the map recorded in Map Book 3, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

AND:

Lot 6, of Owen's Addition to the Town of Columbiana, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 76; being situated in Shelby County, Alabama. Said lot being further described as commence at the East side of Collins Street 596.5 feet North of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet for the point of beginning of a lot herein conveyed; run thence in a southerly direction and parallel with Collins Street, 166.6 feet; run thence in an Easterly direction and parallel with Lauderdale Street 90 feet; run thence in a Northerly direction and parallel with Lester Street to an unnamed Street joining Lester Street and Collins Street; run thence in a Westerly direction along the South boundary of said Street 89.6 feet to the point of beginning.

LESS AND EXCEPT that portion of said lot conveyed in Deed Book 208, Page 184 in the Probate Office of Shelby County, Alabama.

