

THIS INSTRUMENT PREPARED BY:
KATHERINE H WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
JAMES R. SEAY
141 Kings Crest Lane
Pelham, Alabama 35124

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


20231128000344640 1/1 \$332.00
Shelby Cnty Judge of Probate, AL
11/28/2023 04:07:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, OMAR G. TOUCHSTONE, III, a married individual, whose address is 1615 Highway 468, Vincent, Alabama 35178 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, JAMES R. SEAY, whose address is 141 Kings Crest Lane, Pelham, Alabama 35124, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Beech Hollow, a private subdivision, as recorded in Map Book 51, page 3, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, building lines, easements, rights of way, and restrictions of record.

Property Address is 175 Forest Oaks Drive, Chelsea, Alabama 35043.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

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 GRANTEE.

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 hereinabove 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 successors, 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.

IN WITNESS WHEREOF, said GRANTOR,, has hereunto set his hand and seal this the 27 day of November, 2023.



OMAR G. TOUCHSTONE, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Omar G. Touchstone, III, 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 the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of November, 2023.



NOTARY PUBLIC

My Commission Expires: 8/14/2025

Shelby County, AL 11/28/2023
State of Alabama
Deed Tax:\$310.00