

Send tax notice to:
PEYTON MCDONALD
153 GREENBRIAR PLACE
CHELSEA, AL 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

**The preparer of this deed makes no
certification as to title and has not
examined the title to the property.**

STATE OF ALABAMA

SHELBY COUNTY

TAX ASSESSOR'S VALUE:
\$140,050.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid to the undersigned, **BILL GARWICK AND ANN GARWICK, HUSBAND AND WIFE**, whose mailing address is **1514 CAHABA RIVER ESTATES, HOOVER, AL 35244**, (hereinafter referred to as "Grantors") by **PEYTON MCDONALD AND KEVIN MCDONALD**, subject property address is **6326 OLD HWY 280, STERRETT, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 19 South, Range 1 East in Shelby County, Alabama, more particularly described as follows; The East 285 feet of the following described property; being at the Northeast corner of Section 30, Township 19 south, Range 1 East, and run West along the North line of said section, 630 feet; thence South to a point on the North side of the right of way of the Florida Short Route Highway which is 630 feet West of the East line of said Section; thence Northeasterly along the North line of said right of way to the East line of said Section 30, thence North along section line to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Less and except any part of the land lying within the right of way of a public road.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 30 day of November, 2023.

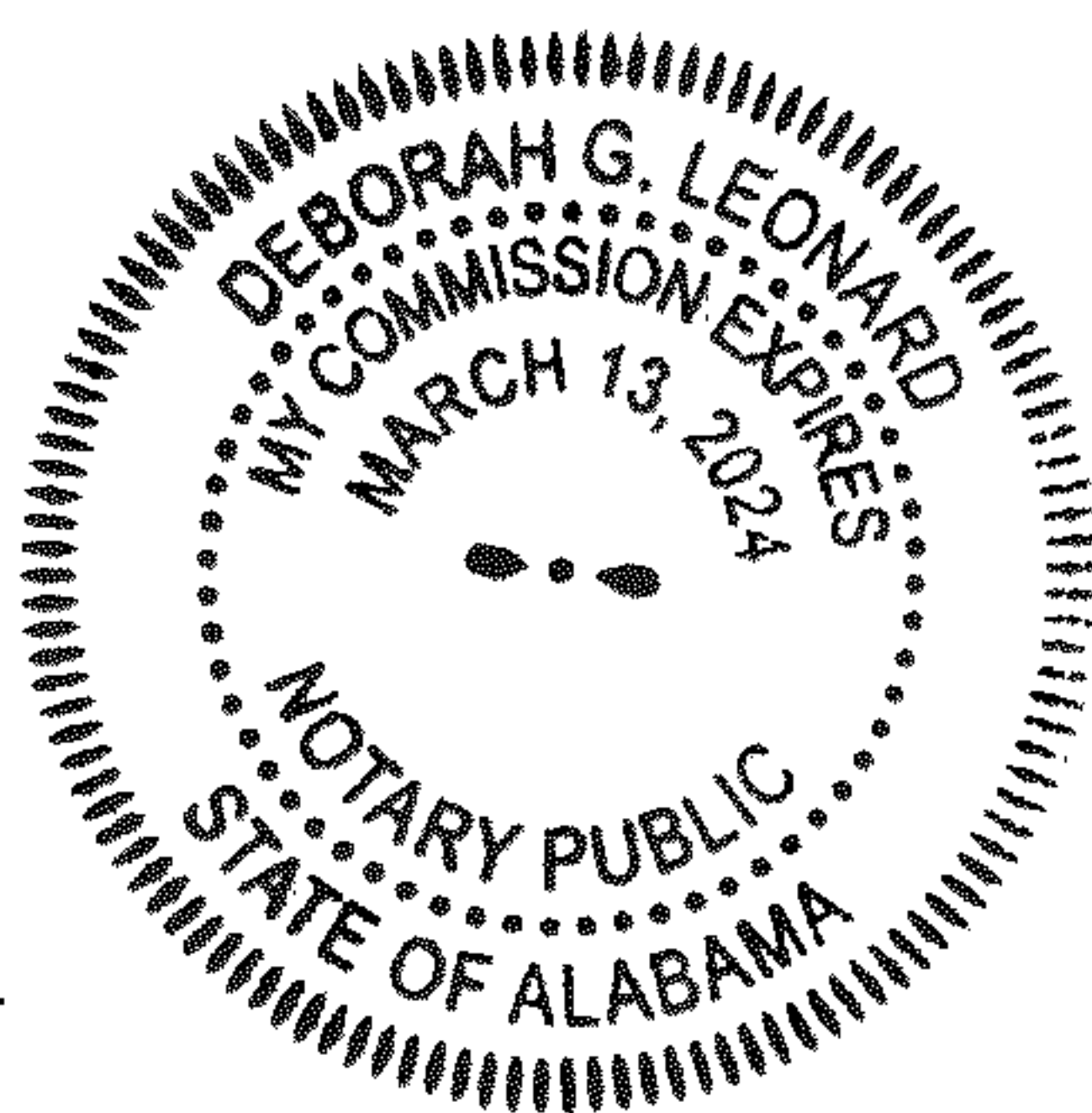

BILL GARWICK


ANN GARWICK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILL GARWICK AND ANN GARWICK, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of November, 2023.




Notary Public
Print Name: Deborah G Leonard
Commission Expires: 3-13-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2023 10:17:06 AM
\$165.50 PAYGE
20231201000347500

