

**THIS INSTRUMENT WAS PREPARED BY:**

Thomas G. Owings  
Owings Law Firm, LLC  
1186 University Way, Suite D  
Brent, AL 35034  
(205)926-7790

**SEND TAX NOTICE TO:**

Shannon Allen  
1748 Main Street  
Brent, AL 35034

***State of Alabama***

§

***Warranty Deed***

§

***Shelby County***

§

***Know All Men By These Presents:***

That in consideration of Sixty Thousand and NO/100 Dollars (\$60,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, Virginia Alexander formerly known as Virgina Loggins Wells, a married woman, being the sole surviving heir at law of Joseph Lee Loggins, Deceased (Date of Death 06/06/2023) per Affidavits of Intestacy and Heirship being recorded simultaneously herewith, whose address is 2588 16<sup>th</sup> Street, Calera, AL 35040, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto Shannon Allen, a married man, whose address is 1748 Main Street, Brent, AL 35034, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

Commence at a point where the west boundary line of the SE 1/4 of NW 1/4, Section 2, Township 24, Range 12 East intersects the north right of way of Alabama State Highway No. 25 being the Calera-Montevallo paved highway, and running Northerly along the West boundary of said Quarter-Quarter section 210 feet for a point of beginning of the lot herein described and conveyed; from said beginning point continue thence Northerly along the West boundary of said Quarter-Quarter section 210 feet; thence Easterly and parallel with the North boundary of said Quarter-Quarter section 200 feet; thence south and parallel with the West boundary of said Quarter-Quarter section 210 feet; thence West 200 feet to the point of beginning, said property being the North half of that land conveyed by Burl Morgan and wife, Emmie Morgan, to Clarence E. Mills and wife, Louise Mills, by deed dated February 9, 1957, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 184, Page 533.

Including two (2) Manufactured Homes located on said above-described property. (One (1) 1986 70' x 14' Beige Manufactured Home and One (1) Clayton 24' x 60' Beige Manufactured Home)

**SOURCE OF TITLE:** Instrument #19970304000066861

The Property conveyed herein was the homestead property of Joseph Lee Loggins, Deceased, but is not the homestead of the Grantor herein or her spouse.

**PROPERTY ADDRESS:**

55 Holloway Hill Drive  
Montevallo, AL 35115

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County, Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also, all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD** to the said Grantee, absolutely in fee simple.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 5<sup>th</sup> day of December, 2023.

Virginia Alexander (SEAL)  
VIRGINIA ALEXANDER, formerly known as  
Virginia Loggins Wells

STATE OF ALABAMA

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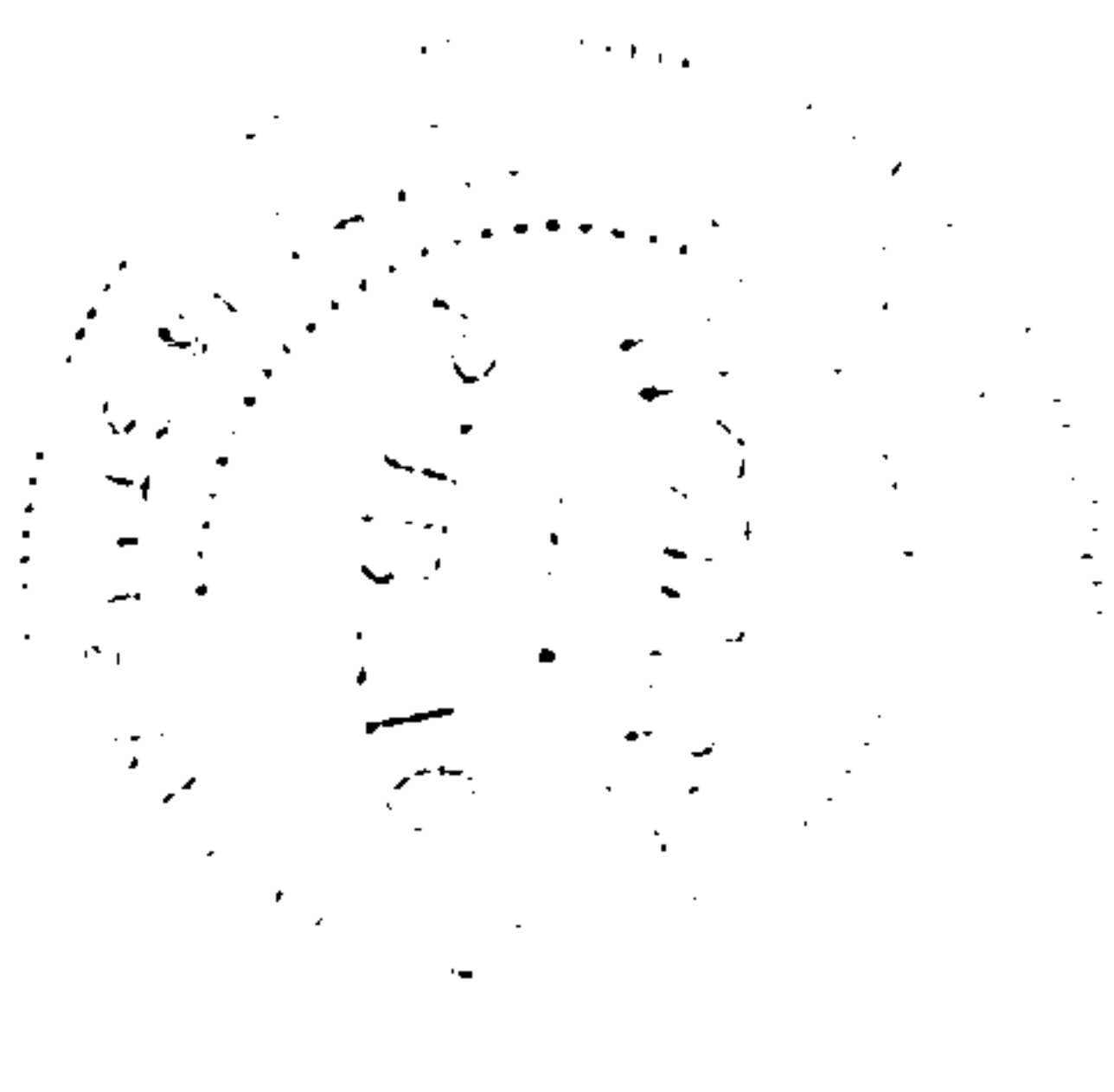
**GENERAL ACKNOWLEDGMENT**

COUNTY OF BIBB

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia Alexander, formerly known as Virginia Loggins Wells, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her own act on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of December, 2023.

Deborah Cole  
Notary Public  
My Commission Expires: 1/19/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2023 08:12:35 AM  
\$85.00 PAYGE  
20231206000351800

*Ann S. Bayl*