

Send Tax Notice to:
Tony A. Miller, Sr. and Erica Neal
345 Wilderness Lane
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-12549**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$255,000.00) 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 **Andrew Elliott, a married man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

507 Morris Boulevard, Birmingham, AL 35209

by **Tony A. Miller, Sr. and Erica Neal (herein referred to as "Grantee," whether one or more)**, whose mailing address is

345 Wilderness Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **345 Wilderness Lane, Alabaster, AL 35007**, 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.

\$255,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous hereto.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 07 day of December 2023.

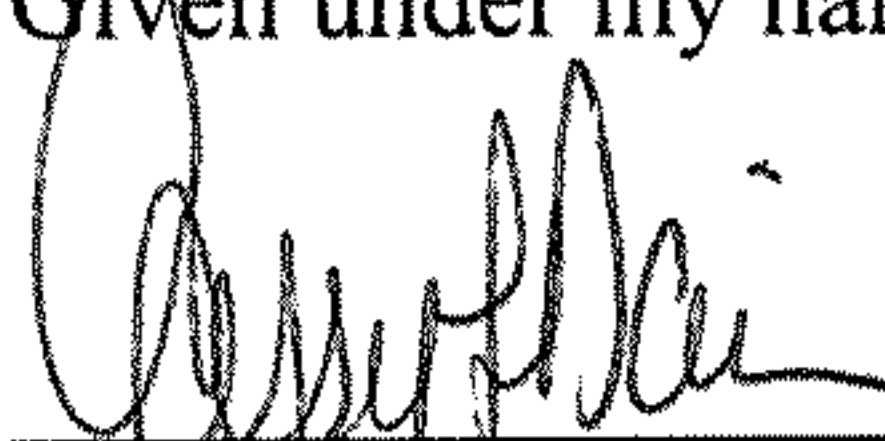


Andrew Elliott

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Andrew Elliott 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 07 day of December, 2023.



Notary Public
My Commission Expires: 05/02/2026

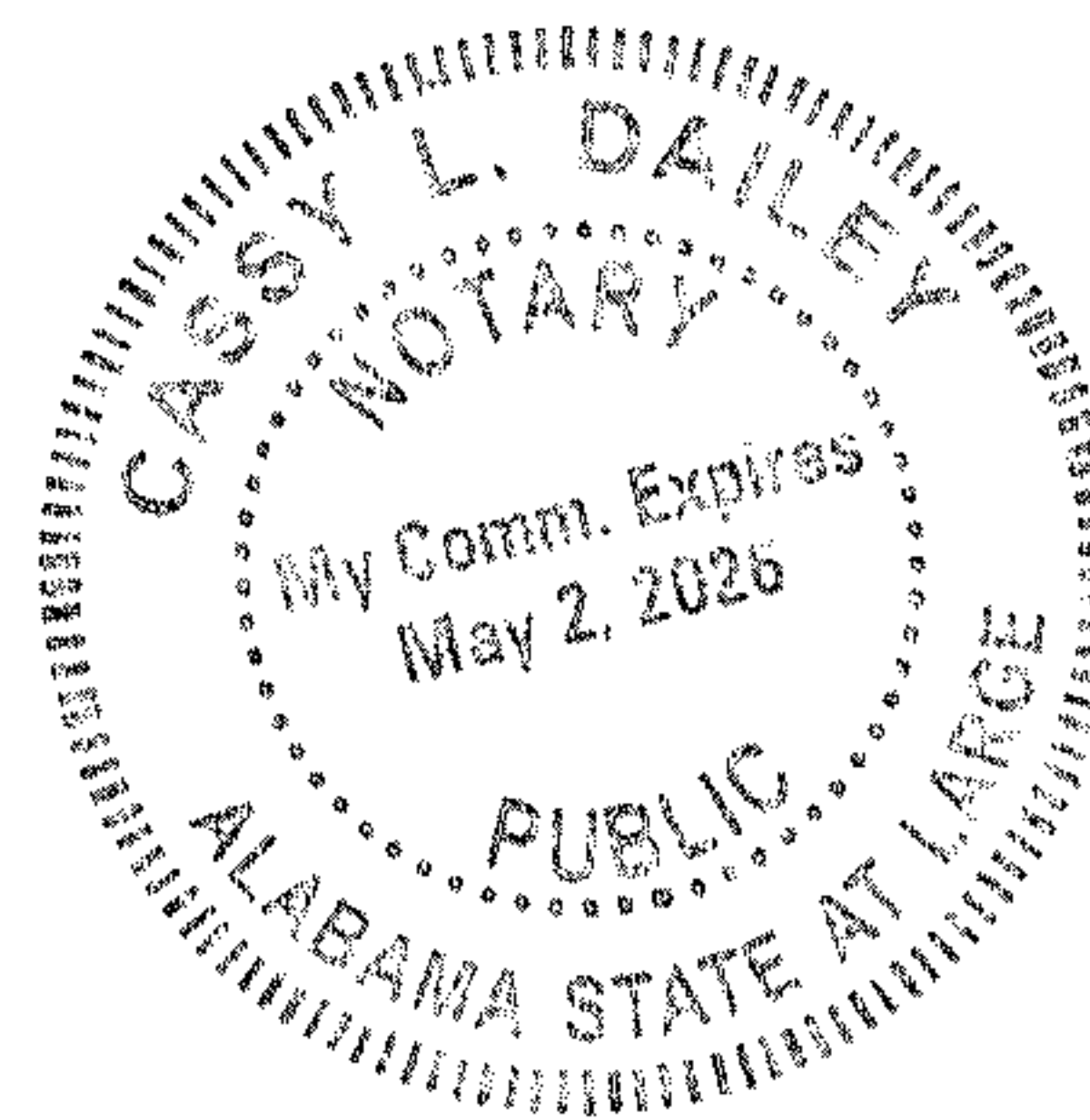


EXHIBIT A**Property 1:**

A Parcel of land, having an address of 345 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North 84° 16' 09" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet to the Point of Beginning; thence South 21° 27' 26" West for a distance of 129.98 feet to (2) iron pins found (1" bar & 2" o.t.); thence North 84° 22' 10" West for a distance of 215.37 feet to a 1/2" rebar found; thence North 05° 33' 55" East for a distance of 138.06 feet to a 5/8" rebar found; thence North 12° 50' 22" East for a distance of 88.85 feet to a 5/8" rebar found; thence North 12° 37' 59" East for a distance of 19.18 feet to an iron pin set at the corner of a fence; thence South 72° 48' 22" East along said fence for a distance of 260.14 feet to an iron pin set; thence South 19° 57' 29" West for a distance of 70.23 feet to the Point of Beginning. According to a survey done by Carl Daniel Moore dated November 10, 2021, a copy of which is attached.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2023 09:50:07 AM
\$29.00 PAYGE
20231220000365010

Allen S. Bayl