

Send Tax Notice to:  
Dustin Pate and Dallas Pate  
520 Sontepe Rd.  
Calera, AL 35040

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

File: **PEL-23-15421**

STATE OF **ALABAMA**  
COUNTY OF **SHELBY**

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) 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

**John Schooley and Elvie Schooley, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2307 County Rd 46, Montevallo, AL 35115

by **Dustin Pate and Dallas Pate (herein referred to as "Grantee," whether one or more)**, whose mailing address is

520 Sontepe Road, Calera, AL 35040

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 **520 Sontepe Road, Calera, AL 35040**, 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.

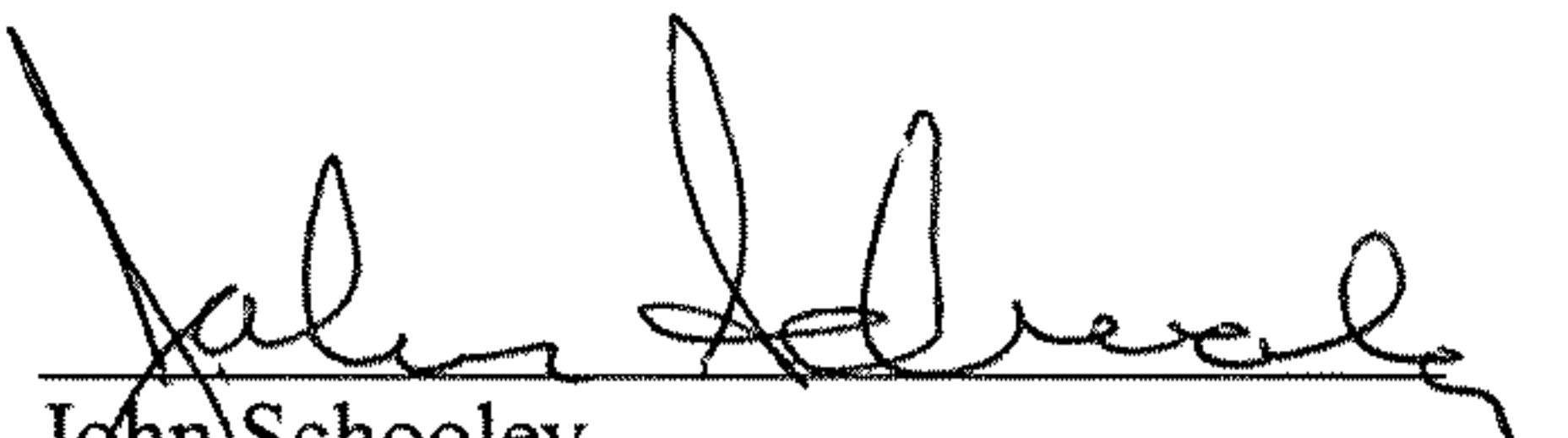
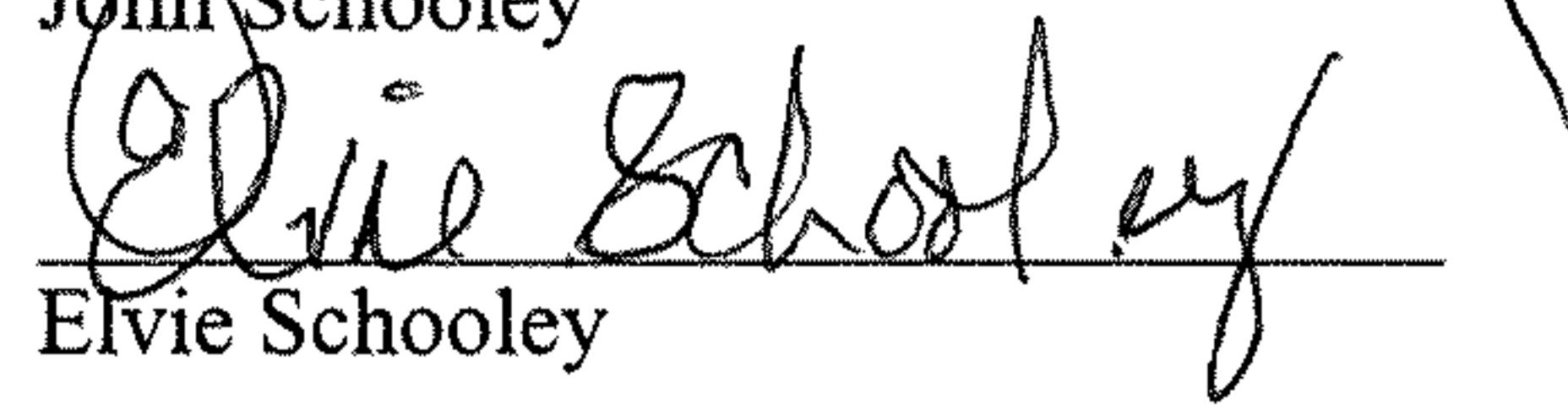
**\$195,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**THIS SALE INCLUDES A 2017 CLAYTON HOMES MULTI-WIDE MANUFACTURED HOME SERIAL NUMBER: SIG28563B-56-4**

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.

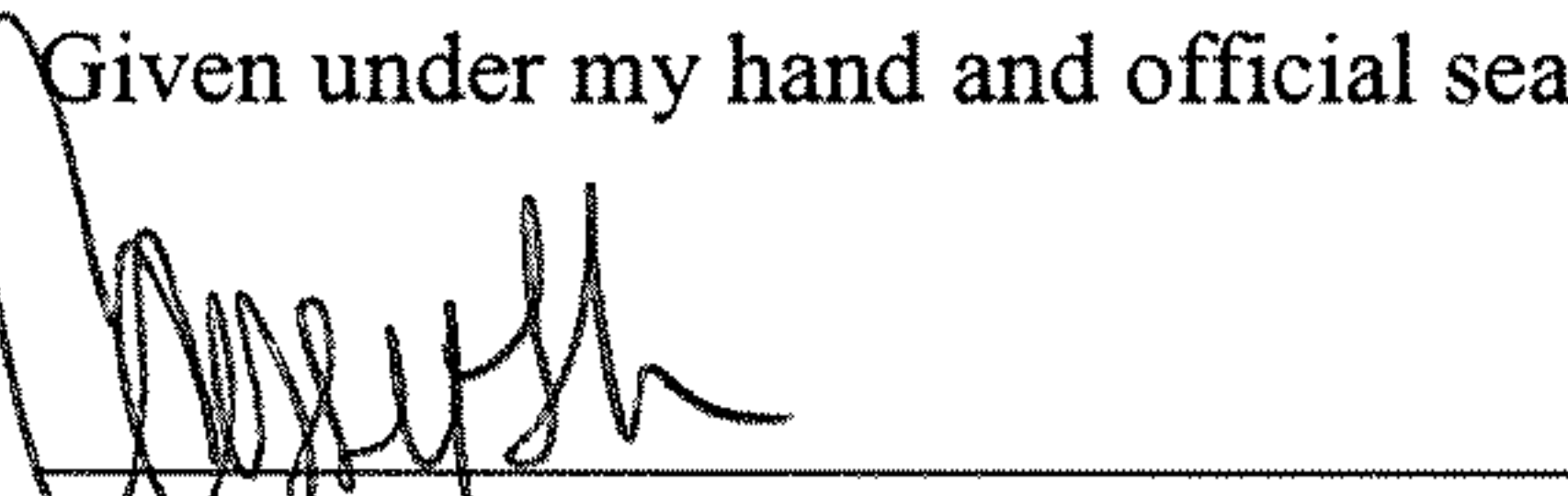
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29th day of December, 2023.

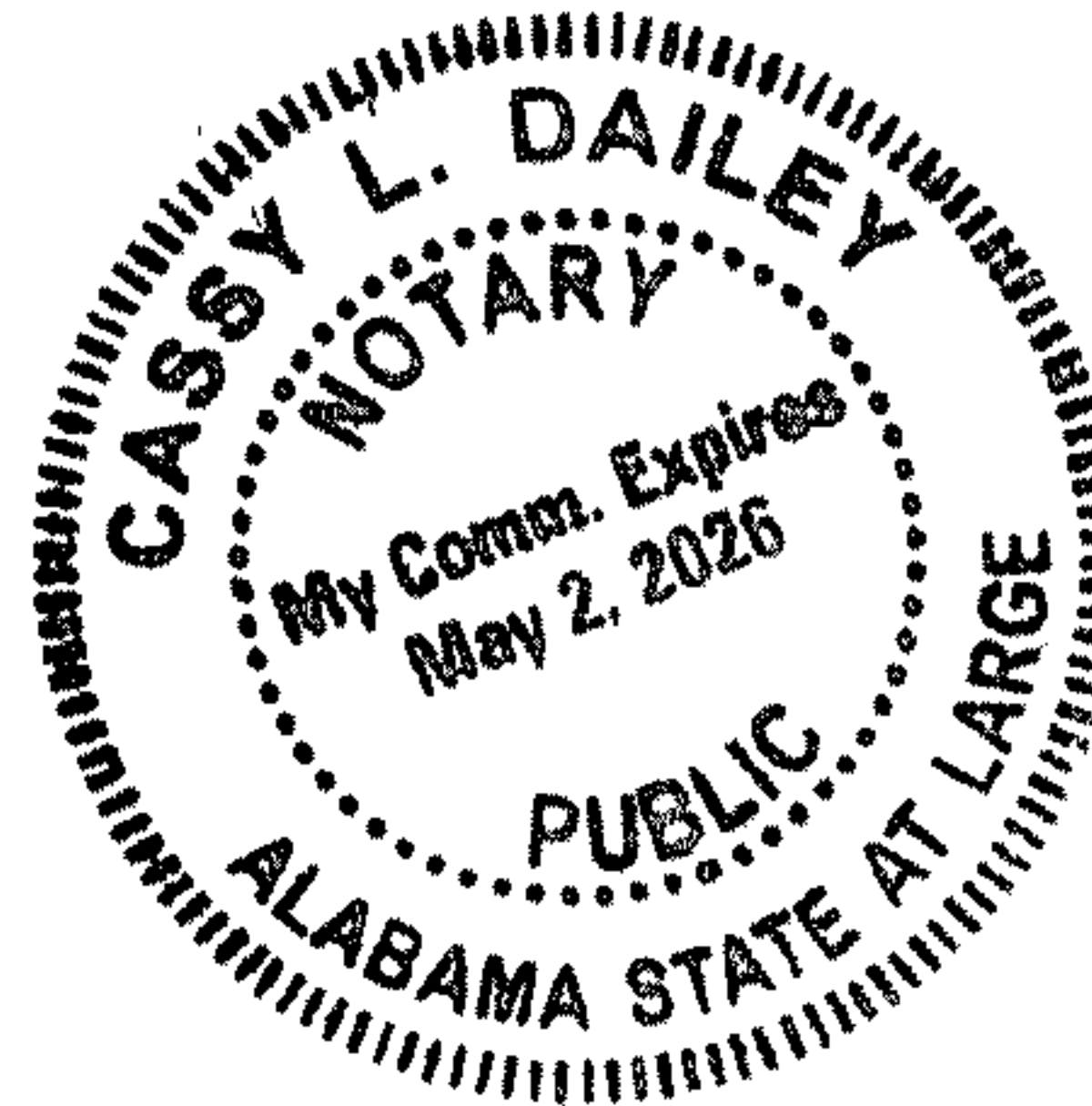
  
John Schooley  
  
Elvie Schooley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John Schooley and Elvie Schooley 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 29th day of December, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5-2-26



## EXHIBIT A

**Property 1:**

Commence at the northwest corner of the SE 1/4 of the SE 1/4 of Section 3, Township 24, Range 13 East and run thence south along the west line of said forty acres 66 yards to the point of beginning of the land herein conveyed; thence run east and parallel with the north line of said forty acres 440 yards; thence run south and parallel with the west line of said forty acres 66 yards; thence run west and parallel with the north line of said forty acres 440 yards; thence run north along the west line of said forty acres 66 yards to the point of beginning.

**Less and Except:**

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East; run thence South along the West line of said 40 acres 66 yards to a point thence run East, parallel with the North line of said 40 acres 440 yards to a point, said point being the point of beginning; thence run South, parallel with the west line of said 40 acres 66 yards to a point thence run West, parallel with the North line of said 40 acres a distance of 226 feet to a point thence run North, parallel with the West line of said 1/4-1/4 Section a distance of 66 yards to a point thence run East, parallel with the North line of said 1/4-1/4 Section a distance of 228 feet to the point of beginning.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/03/2024 01:17:04 PM**  
**\$33.00 BRITTANI**  
**20240103000002270**

General Warranty Deed - JTROS (AL)

*Allen S. Bayl*