

Send Tax Notice to:
William A. Larry and Shannon Larry
212 3rd St.
Helena, AL 35080

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1085**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)** 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 **Alexis Diane Guevara and Daniel Guevara, wife and husband, and Norma Jean McKay, a married woman** (herein referred to as “Grantor,” whether one or more), whose mailing address is

449 Sweetgum Rd., Calera, AL 35040

by **William A. Larry and Shannon Larry** (herein referred to as “Grantee,” whether one or more), whose mailing address is

212 3rd St., Helena, AL 35080

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 **212 3rd St., Helena, AL 35080**, 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.

\$232,800.00 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 Norma Jean McKay, nor that of her spouse, neither is it contiguous thereto.

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 29 day of February, 2024.

Alexis D Guevara
Alexis Diane Guevara

Daniel Guevara
Daniel Guevara

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Alexis Diane Guevara AND Daniel Guevara, 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 29 day of February, 2024.

[Signature]
Notary Public
My Commission Expires: 01/09/2024



{INTENTIONALLY LEFT BLANK}

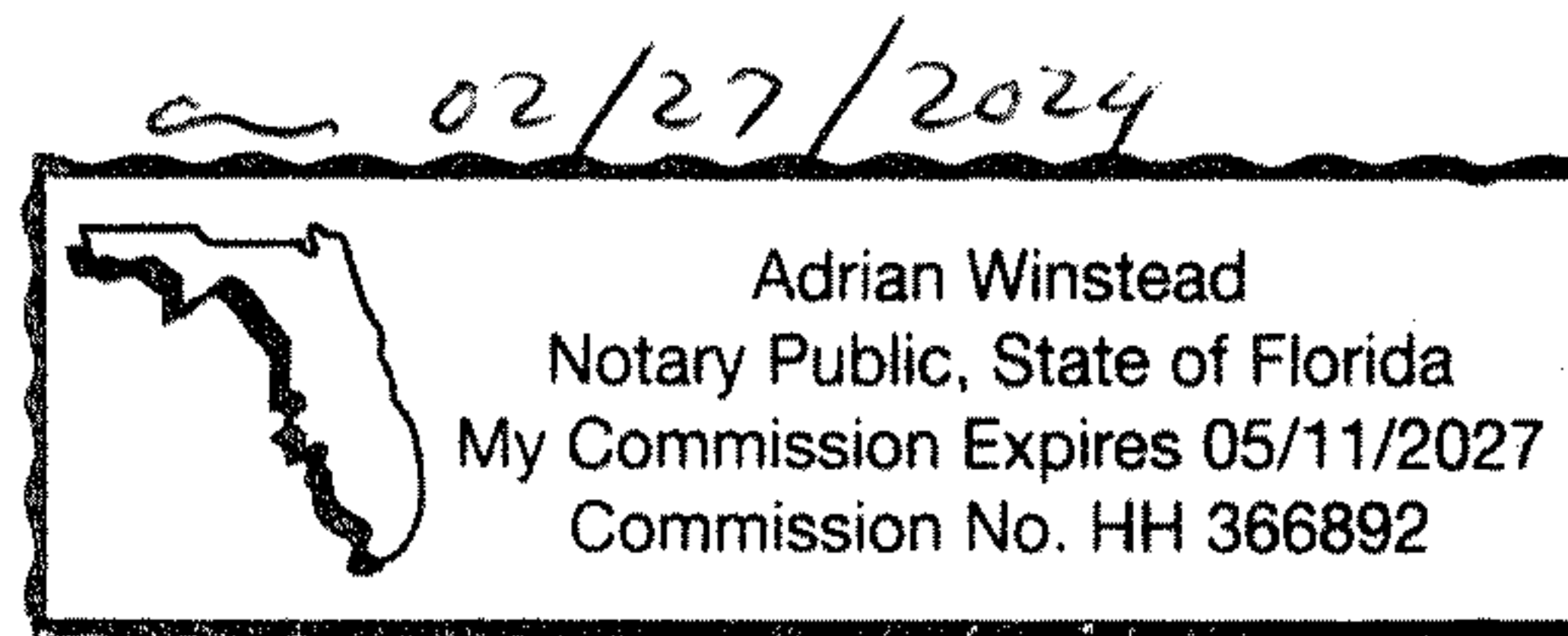
Norma Jean McKay
Norma Jean McKay

STATE OF FLORIDA
COUNTY OF OKALOOSA

I, the undersigned Notary Public in and for said County and State, hereby certify that Norma Jean McKay, 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 27th day of February, 2024.

Adrian Winstead
Notary Public ADRIAN WINSTEAD
My Commission Expires: MAY 11, 2027

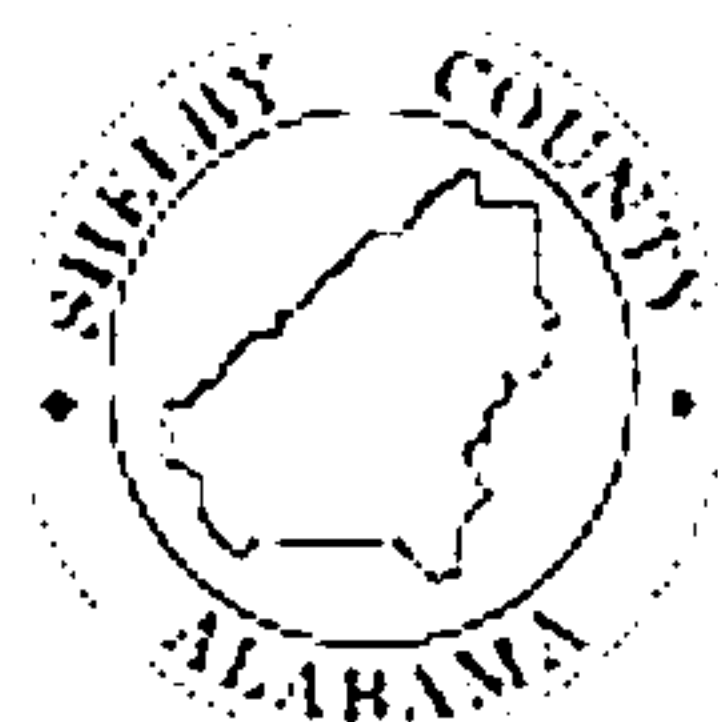


{INTENTIONALLY LEFT BLANK}

EXHIBIT A**Property 1:**

Lots 9, 10 and 11 and 2 part of lot 8 in Block 9, according to Map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in Map Book 3 on page 121 in Probate Office of Shelby County, Alabama, more particularly described as follows: Beginning at the SW corner of said Block 9, and run thence East along Third Avenue 208 feet to Branch Alley; thence North along said Alley 173 feet to a point; thence run South 83 deg. West through lot 8 in said Block 9, 236 feet to 3rd Street; thence run South along said Street 157 feet to point of beginning, and being a part of the NW 1/4 of SW 1/4 of Section 15, Township 20 South, Range 3 West.

LESS AND EXCEPT: A part of Lots 8, 9, 10 and 11 of Block 9 according to Squire's Map of the Town of Helena, Alabama; as recorded in Map Book 3, Page 121 in the office of the Judge of Probate of Shelby County, Alabama; described as follows: Commence at the Southwest corner of said Block 9, Thence run Northwest along the West side of said Block 9 and the East right-of-way of Third Street a distance of 78.5 feet to the point of beginning: Thence continue last course a distance of 78.5 feet, Thence turn right 98 deg. 56 min. 30 sec. and run East 236.0 feet to a point on the West right-of-way of Branch Alley, Thence turn right 91 deg. 26 min. 52 sec. and run South along the West right-of-way of said Branch Alley 81.0 feet, Thence turn right 89 deg. 26 min. 36 sec. and ran West 221.8 feet to the point of beginning, Containing 0.42 acres and located in the N.W. 1/4 of the S.W. 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County; Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 10:47:08 AM
\$38.50 JOANN
20240301000055440

Allen S. Bayl