

Send Tax Notice to:  
Paul Gregory Porter and Patricia  
Maricor Leonas Porter  
925 Spring Creek Road  
Montevallo, AL 35115-4270

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

File: **PEL-23-15422**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIXTY SIX THOUSAND FOUR HUNDRED SEVENTY NINE AND 95/100 (\$66,479.95)** 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 **Joshua D. Porter, an unmarried man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1010 Quail Run, Trussville, AL 35173

by **Paul Gregory Porter and Patricia Maricor Leonas Porter (herein referred to as "Grantee," whether one or more)**, whose mailing address is

925 Spring Creek Road, Montevallo, AL 35115-4270

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 **925 Spring Creek Road, Montevallo, AL 35115-4270**, 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.

**\$66,479.95 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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.

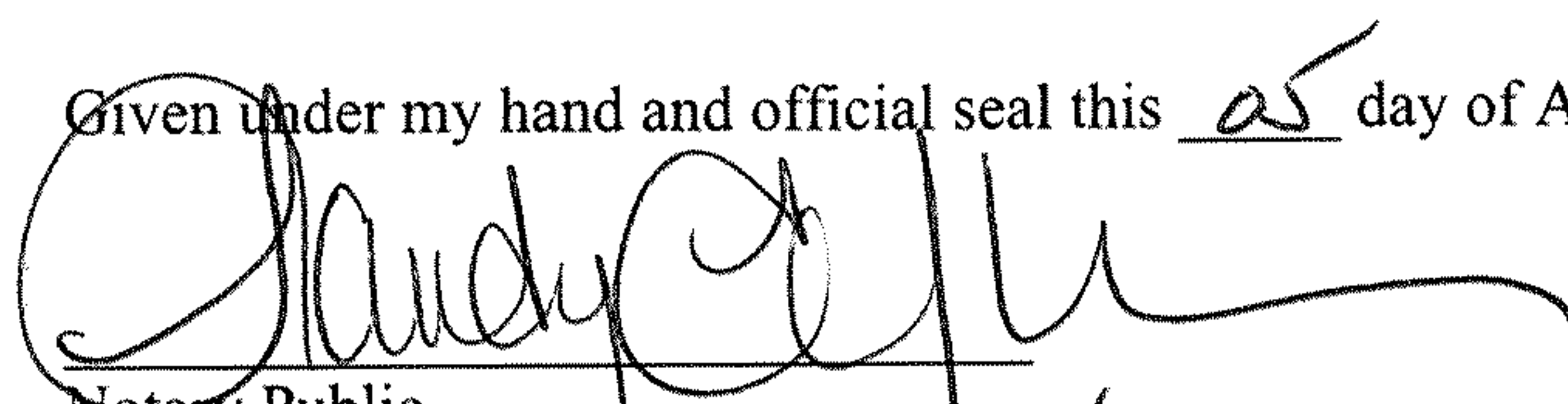
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 05 day of April, 2024.

  
Joshua D. Porter

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Joshua D. Porter 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 05 day of April, 2024.

  
Notary Public  
My Commission Expires: 01/09/2027



## EXHIBIT A

**Property 1:**

A part of the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 22, Township 22 South, Range 3 West; thence run North 89 degrees 28 minutes East along the South boundary of said Section 22 a distance of . 347.37 feet to a point on the Northwestern right-of-way of Shelby County Highway #12; thence run North 51 degrees 35 minutes East along said right-of-way a distance of 216.24 feet to the point of beginning; thence continue last course a distance of 90.0 feet; thence run North 38 degrees 25 minutes West a distance of 166.67 feet; thence run South 51 degrees 35 minutes West a distance of 90.0 feet; thence run South 38 degrees 25 minutes East a distance of 166.67 feet to the point of beginning. Situated in Shelby County, Alabama



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/09/2024 12:48:34 PM**  
**\$29.00 BRITTANI**  
**20240409000101780**

*Allen S. Bayl*