

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICE TO:

Julian de la Cruz
680 Hwy 315
Columbiana, AL 35051

State of Alabama §

§

Shelby County §

Warranty Deed
(Tenants in Common)

Know All Men By These Presents:

That in consideration of the sum of **Twenty-Two Thousand and NO/100 Dollars (\$22,000.00)**, 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, **Sidney McGaughy, a married man, whose address is 240 Forest Drive, Montevallo, AL 35115**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto, **Julian de la Cruz, whose address is 680 Hwy 315, Columbiana, AL 35051 and Kenneth W. Stephens, whose address is 13192 Montevallo Road, Brierfield, AL 35035**, as **Tenants in Common**, (herein referred to as the "Grantee", whether one or more), in and to, the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

PARCEL 2

COMMENCE AT A FOUND 3" OPEN PIPE, BEING THE ACCEPTED NW CORNER OF FRACTIONAL SECTION 12, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN S 00-51'03" E ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 12 FOR 468.58' TO A FOUND 8" POST ON THE NORTH PRESRIPTIVE RIGHT OF WAY OF BERRY LANE; THENCE RUN S 79-18'38" E, ALONG SAID LINE FOR 154.44' TO THE POINT OF BEGINNING; THENCE RUN N 27-43'52" E FOR 235.46'; THENCE RUN N 13-13'02" E FOR 113.03' TO THE NORTH LINE OF SAID FRACTIONAL SECTION 12; THENCE RUN S 59 -38'02" E, ALONG SAID LINE FOR 167.71'; THENCE RUN ALONG SAID NORTH LINE S 58-58'56" EFOR 45.10'; THENCE RUN ALONG SAID LINE S 68-29-22" E FOR 34.33'; THENCE RUNS 02-25'11" E FOR 266.40' TO A 1" REBAR ON THE NORTH PRESCRIPTIVE RIGHT OF WAY LINE OF BERRY LANE; THENCE RUN N 79-18'38" W, ALONG SAID LINE FOR 368.35' TO THE POINT OF BEGINNING, CONTAINING 1.98 ACRES.

THIS BEING THE SURVEYED LEGAL DESCRIPTION IN ACCORDANCE WITH THE SURVEY DATED 06/12/2024 PREPARED BY S. M. ALLEN, PROFESSIONAL LAND SURVEYOR, REG12944. (See PARCEL 2 on Survey Plat attached as EXHIBIT "A".)

The Property conveyed is not the homestead of the Grantor or his spouse.

SOURCE OF TITLE: Instrument # 20030709000434540

ADDRESS OF PROPERTY:

59 Berry Lane
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 Grantors, 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 20th day of June, 2024.

 (SEAL)
SIDNEY MCGAUGHEY

STATE OF ALABAMA

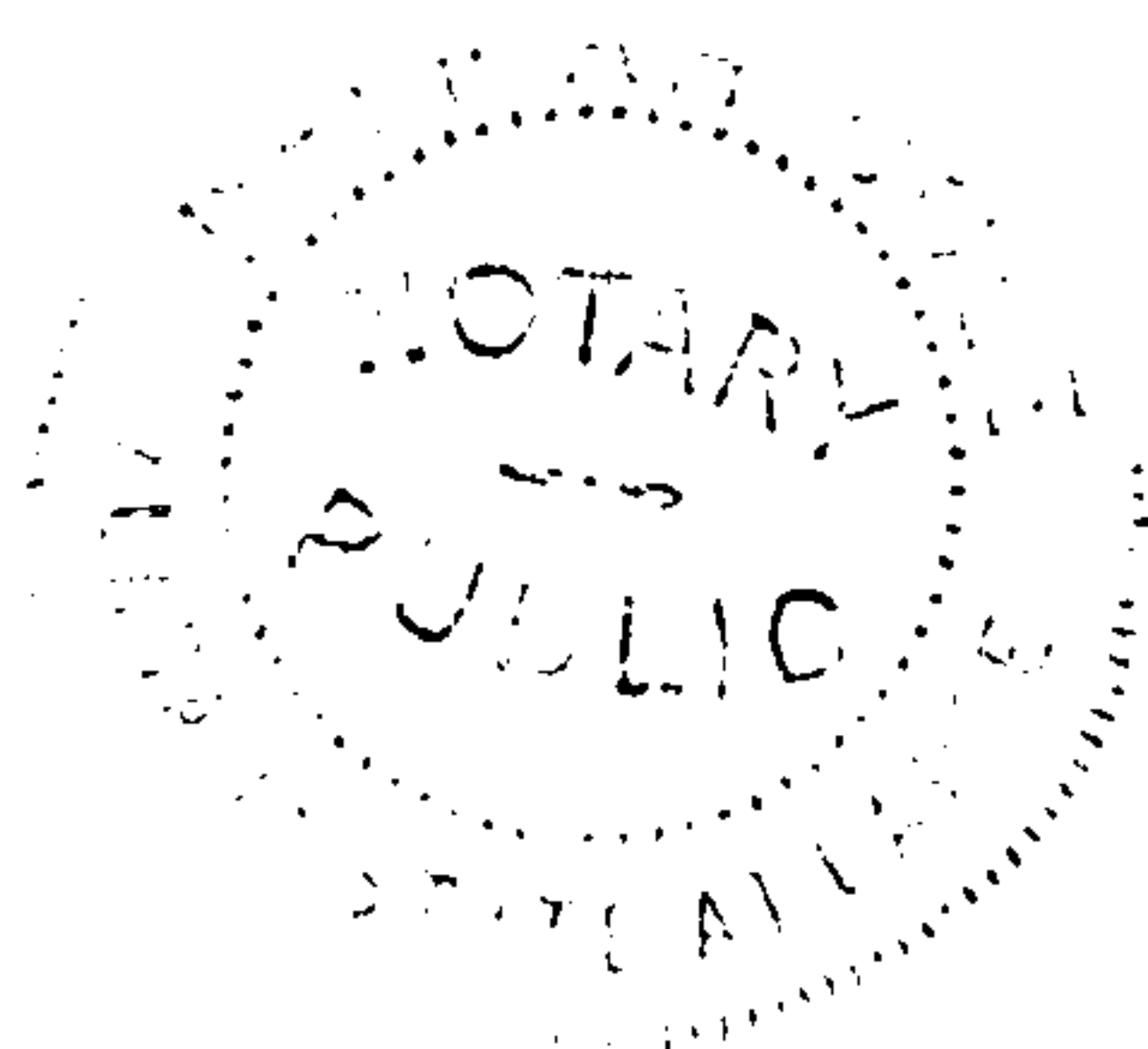
COUNTY OF Bibb

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GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney McGaughey, 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, he, executed the same voluntarily on the day the same bears date.

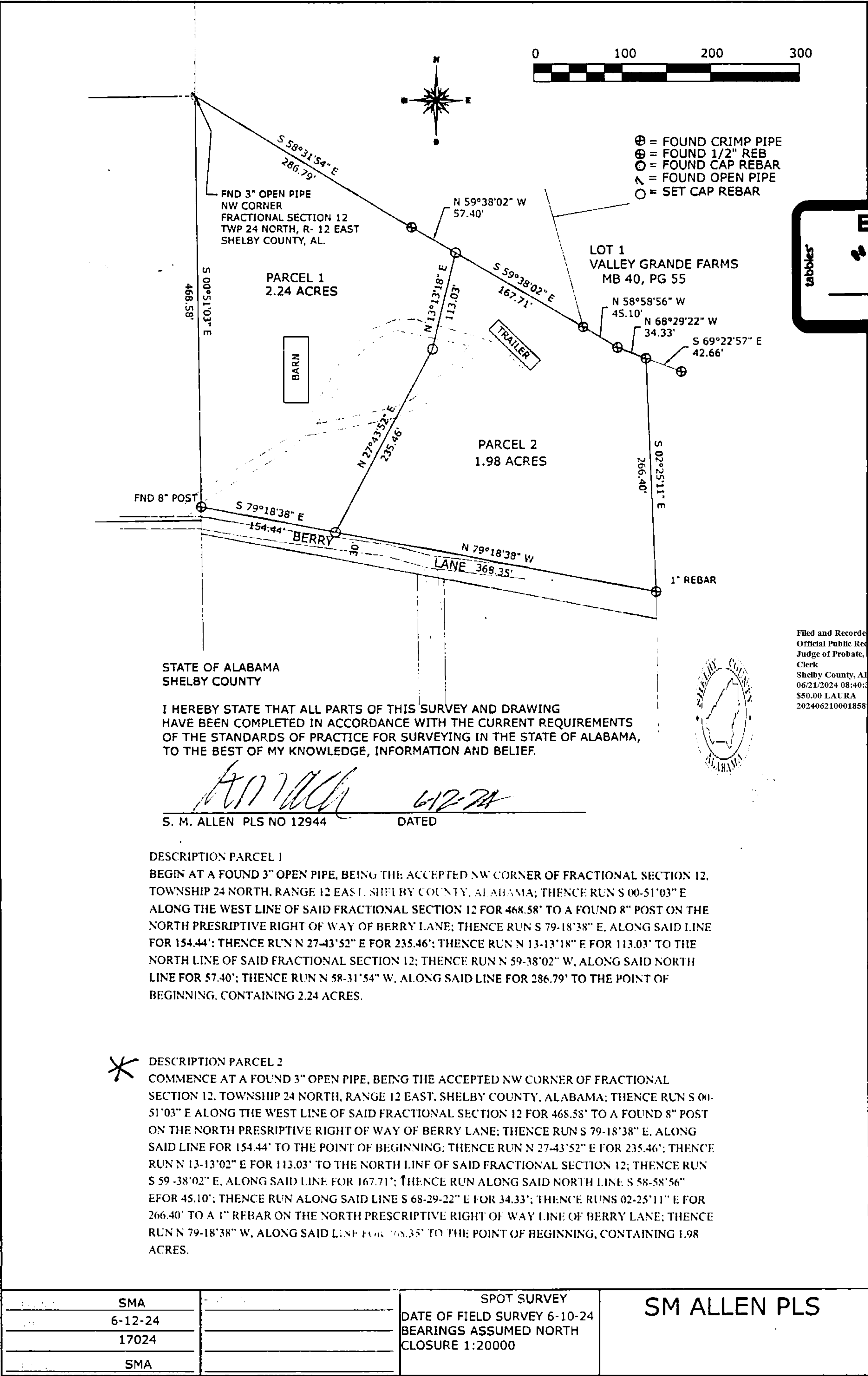
Given under my hand and official seal this 20th day of June, 2024.





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
06/21/2024 08:40:32 AM
\$50.00 LAURA
20240621000185870

Allen S. Byrd