

Send Tax Notice to:
Jeffrey Dalton Whitfield
20 Wyoming Lane
Leeds, AL 35094

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-5070

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY FIVE THOUSAND AND 00/100 (\$35,000.00) 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 Alma Jean Howard, an unmarried woman, (herein referred to as "Grantor," whether one or more), whose mailing address is

9757 Hwy 185, St. George, GA 31562
by Jeffrey Dalton Whitfield (herein referred to as "Grantee"), whose mailing address is
20 Wyoming Lane, Leeds AL 35094
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 00 Highway 55, Vandiver, AL 35176, 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 28th day of June, 2024.

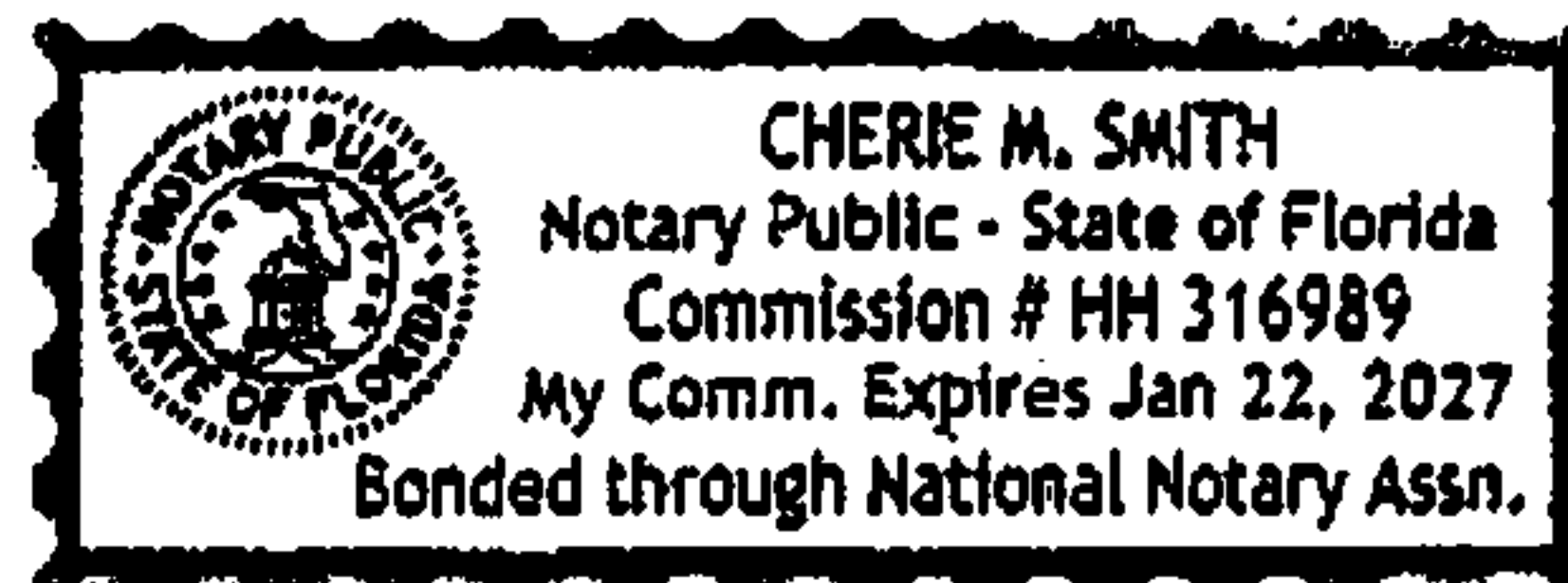
Alma Jean Howard
Alma Jean Howard

STATE OF Florida
COUNTY OF BAKER

I, the undersigned Notary Public in and for said County and State, hereby certify that Alma Jean Howard whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.

Cherie M. Smith
Notary Public
My Commission Expires: Jan. 22, 2027



Poor Quality

EXHIBIT A

Property 1:

Parcel 1

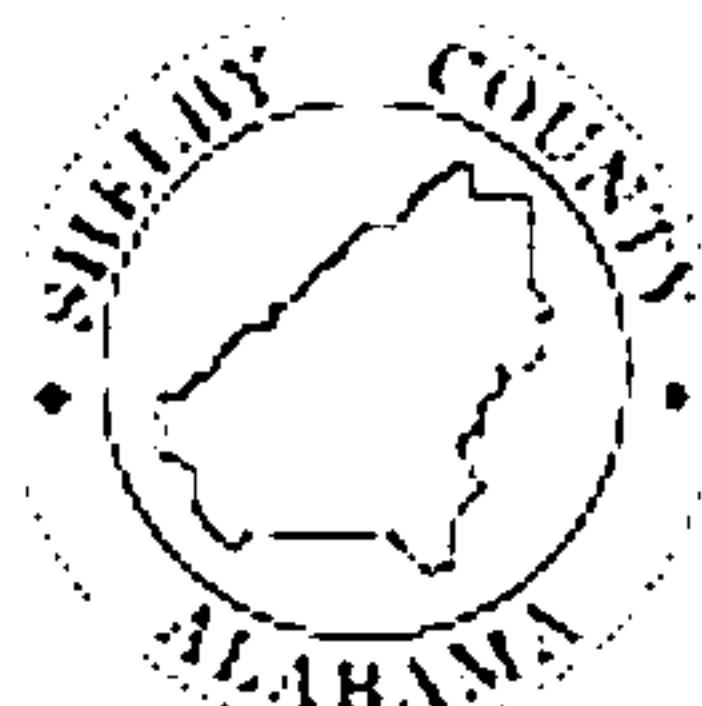
Beginning at the Northwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter a distance of 653.98 feet to a steel pin corner; thence turn 90 degrees 57 minutes 46 seconds left and run Easterly a distance of 332.27 feet to a steel pin corner; thence turn 88 degrees 58 minutes 04 seconds left and run northerly a distance of 654.46 feet to a steel pin corner on the North line of said Section 8; thence turn 91 degrees 06 minutes 43 seconds left and run Westerly along the said North line of said Section 8 a distance of 333.07 feet to the point of beginning.

Also, an Easement for ingress and egress to the above described Parcel 1. Said Easement is to be 20 feet wide and is to run from Shelby County Highway #55 to the West boundary of Parcel 1, described herein above. Said Easement is to run along the South line of Parcel 2 as described and devised to Callie Joyce Stancil by that certain Will of Lelas Eugene Howard that is recorded in the Shelby County Probate Court, Estate number PR-2012-000277 and was filed for probate on May 15, 2012. Said Easement is also to run along the South line of Parcel 3 as described and devised to Wendell Gail Andrews by that certain Will of Lelas Eugene Howard that is recorded in the Shelby County Probate Court, Estate Number PR-2012-000277 and was filed for probate on May 15, 2012.

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General Warranty Deed - Individual (AL)

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 12:57:14 PM
\$63.00 BRITTANI
20240701000196490

Allen S. Bayl