

Send Tax Notice to:
Stephanie Katerina Wright

9910 US 31
Calera, AL 35040

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-4120

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00)** 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 **Madison T. Betts, a single person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

9910 US 31 Calera, AL 35040

by **Stephanie Katerina Wright (herein referred to as "Grantee"),** whose mailing address is

9910 US 31 Calera, AL 35040

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 **9910 U.S. 31, 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.

\$103,098.00 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(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, 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 28th day of June, 2024

Madison T. Betts
Madison T. Betts

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Madison T. Betts 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 28th day of June, 2024.

Palmer Austin Mordecai
Notary Public
My Commission Expires:

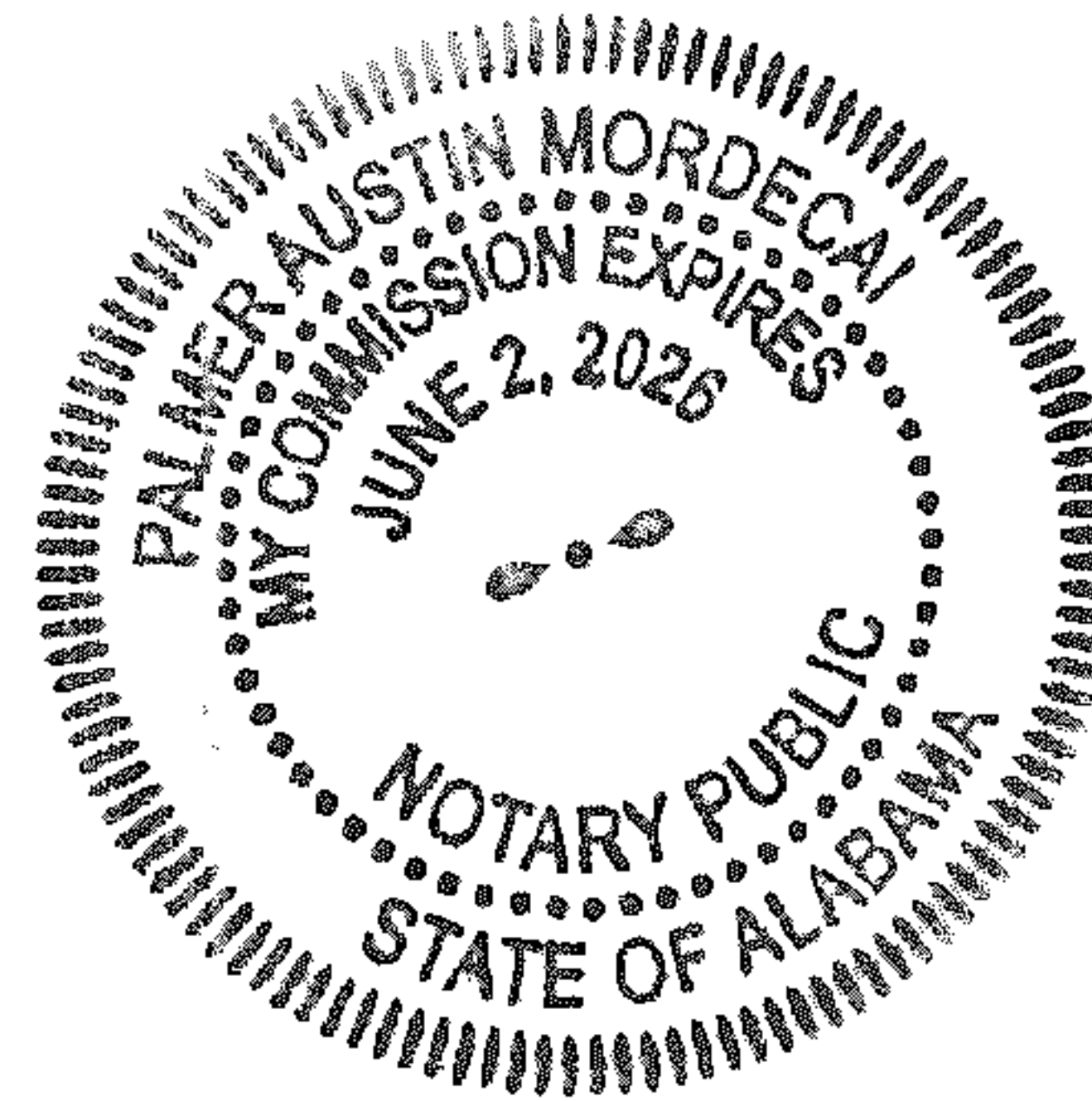


EXHIBIT A**Property 1:**

Commence at the NW corner of the SE 1/4 of the NW 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama and run South 89 degrees 33 minutes 50 seconds East along the North line of said 1/4-1/4 a distance of 342.25 feet to a point on the East line of U.S. Highway No. 31; thence run South 1 degree 02 minutes 47 seconds West along said right of way line a distance of 283.13 feet to the point of beginning of the parcel being described; thence run South 87 degrees 20 minutes 42 seconds West a distance of 152.25 feet to a point; thence run South 2 degrees 34 minutes 43 seconds East a distance of 33.86 feet to a point; thence run South 86 degrees 37 minutes 52 seconds West a distance of 40.83 feet to a point; thence run South 7 degrees 49 minutes 02 seconds East a distance of 104.07 feet to a point; thence run North 87 degrees 29 minutes 09 seconds East a distance of 165.58 feet to a point on the West line of U.S. Highway No. 31; thence run a chord bearing of North 4 degrees 39 minutes 31 seconds East a distance of 139.61 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 01:45:59 PM
\$30.00 BRITTANI
20240702000200430

Brittani S. Bayl