

Send Tax Notice to:
James T. Nabors and Jennifer A.
Nabors
PO Box 611
Montevallo, AL 35115

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-6084**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) 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 **Keith Johnson, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

737 Highway 42, Calera, AL 35040

by **James T. Nabors and Jennifer A. Nabors (herein referred to as "Grantee," whether one or more)**, whose mailing address is

PO Box 611, Montevallo, AL 35115

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 **50 Reed Creek Lane, Shelby, AL 35143**, 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.

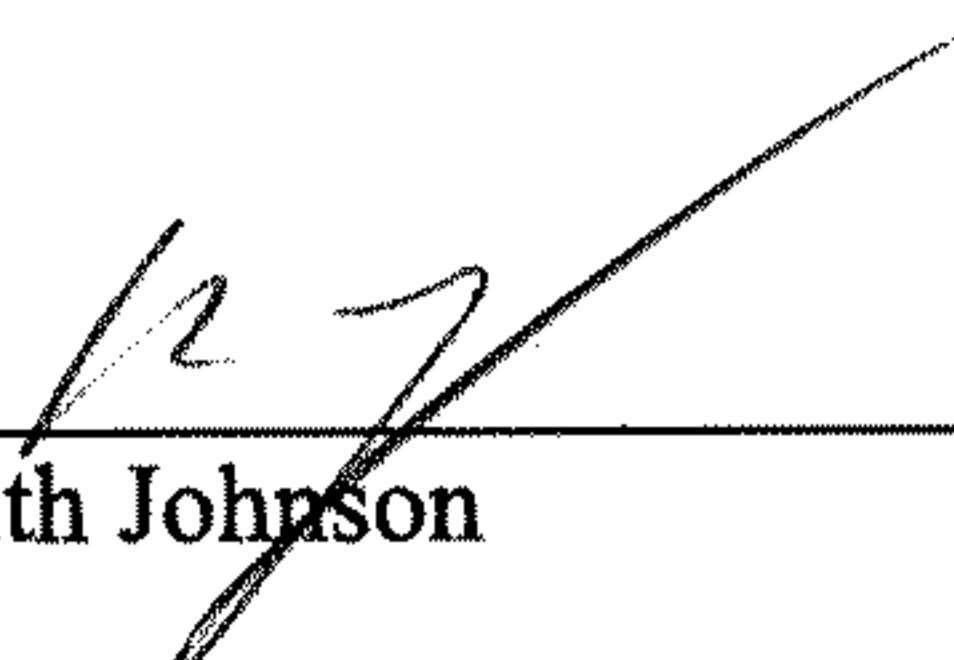
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his 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 02 day of August, 2024.

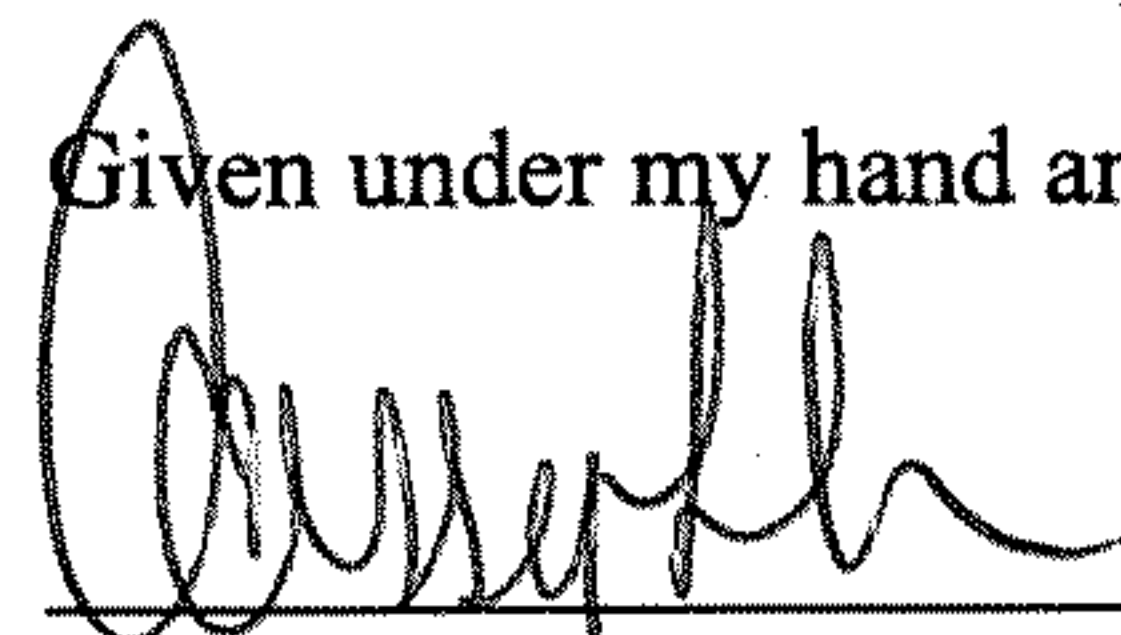


Keith Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Keith Johnson 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 02 day of August, 2024.



Notary Public
My Commission Expires: 05/02/2026

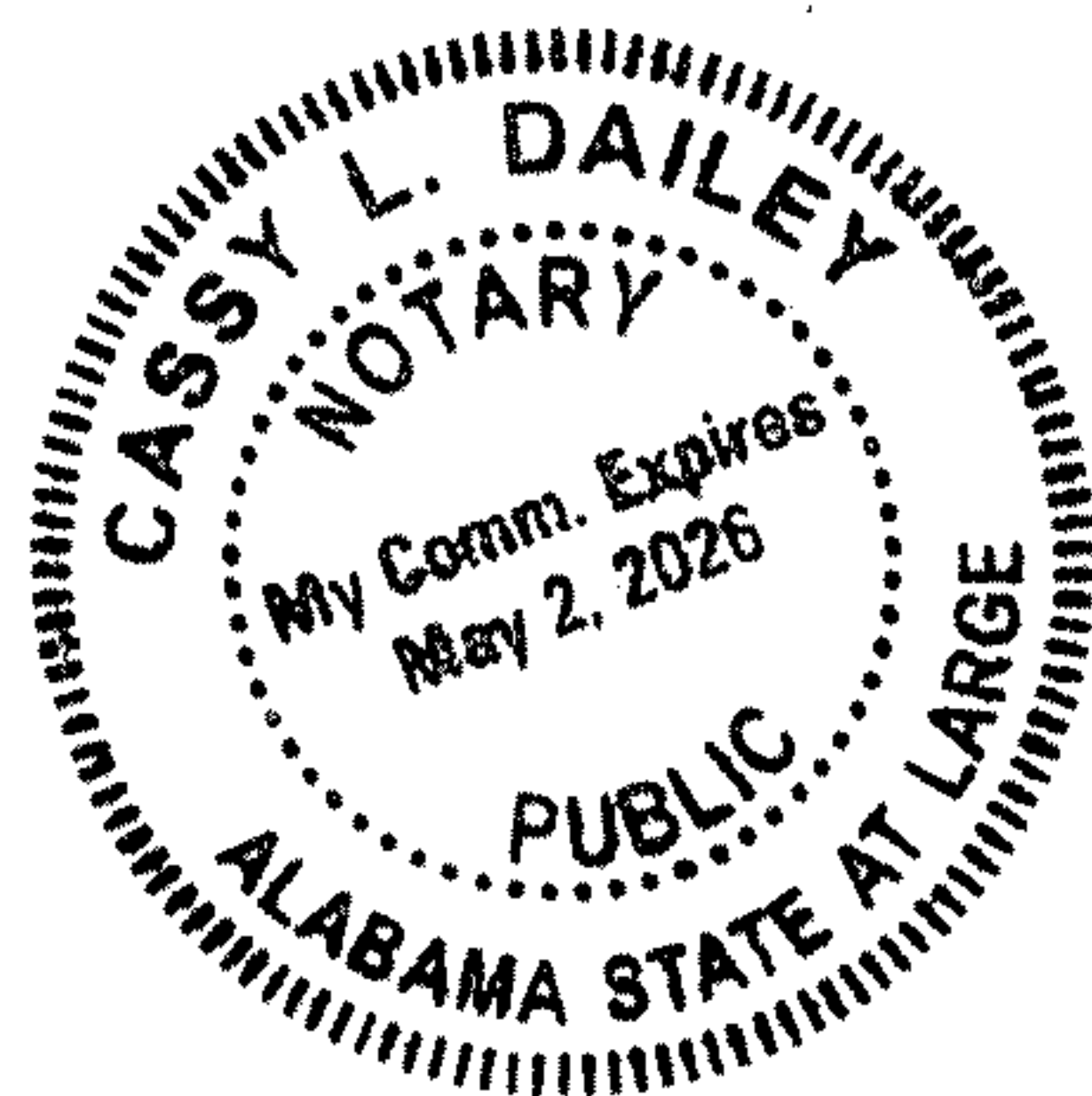


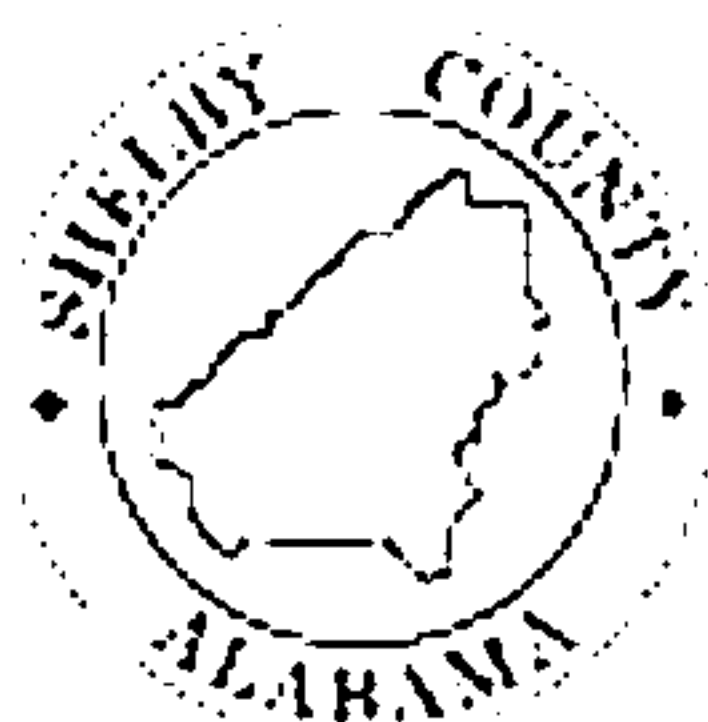
EXHIBIT A

Property 1:

Commence at the SW Corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E a distance of 281.40'; thence N63°52'55"E a distance of 368.10'; thence N00°00'00"W a distance of 127.51'; thence S60°56'14"W a distance of 100.48; thence N01°49'54"W a distance of 320.02' to the POINT OF BEGINNING; thence S89°32'18"W a distance of 171.32"; thence S46°14'46"W a distance of 439.00; thence S00°33'34"W a distance of 23.45'; thence S41°00'16"E a distance of 69.18"; thence N49°20'48"E a distance of 584.26' to the POINT OF BEGINNING.

Said Parcel containing 1.19 acres, more or less.

ALSO INCLUDES A 1985 MODEL 60 X 24 DOUBLE WIDE MOBILE HOME SERIAL # 767687676B



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2024 11:51:46 AM
\$178.00 BRITTANI
20240807000245180

Allen S. Bayl