

Send Tax Notice to:  
Thomas Byron Pell and Samantha  
Anderson Turner

17804 Highway 55  
Sterrett, AL 35147

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

File: **BHM-24-5324**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00)** 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 **Patricia Evelyn Sego, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

151 Brandy Lane, Holtzville, AL 35078

by **Thomas Byron Pell and Samantha Anderson Turner (herein referred to as "Grantee," whether one or more),** whose mailing address is

17804 Highway 55, Sterrett, AL 35147

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 **17804 Highway 55, Sterrett, AL 35147,** 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.

**Lillian Evelyn Johnson, who held life estate in that certain deed recorded in Instrument Number 20190522000174990, is deceased, having died on or about 06/01/2022.**

**\$218,500.00 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 9 day of August, 2024.

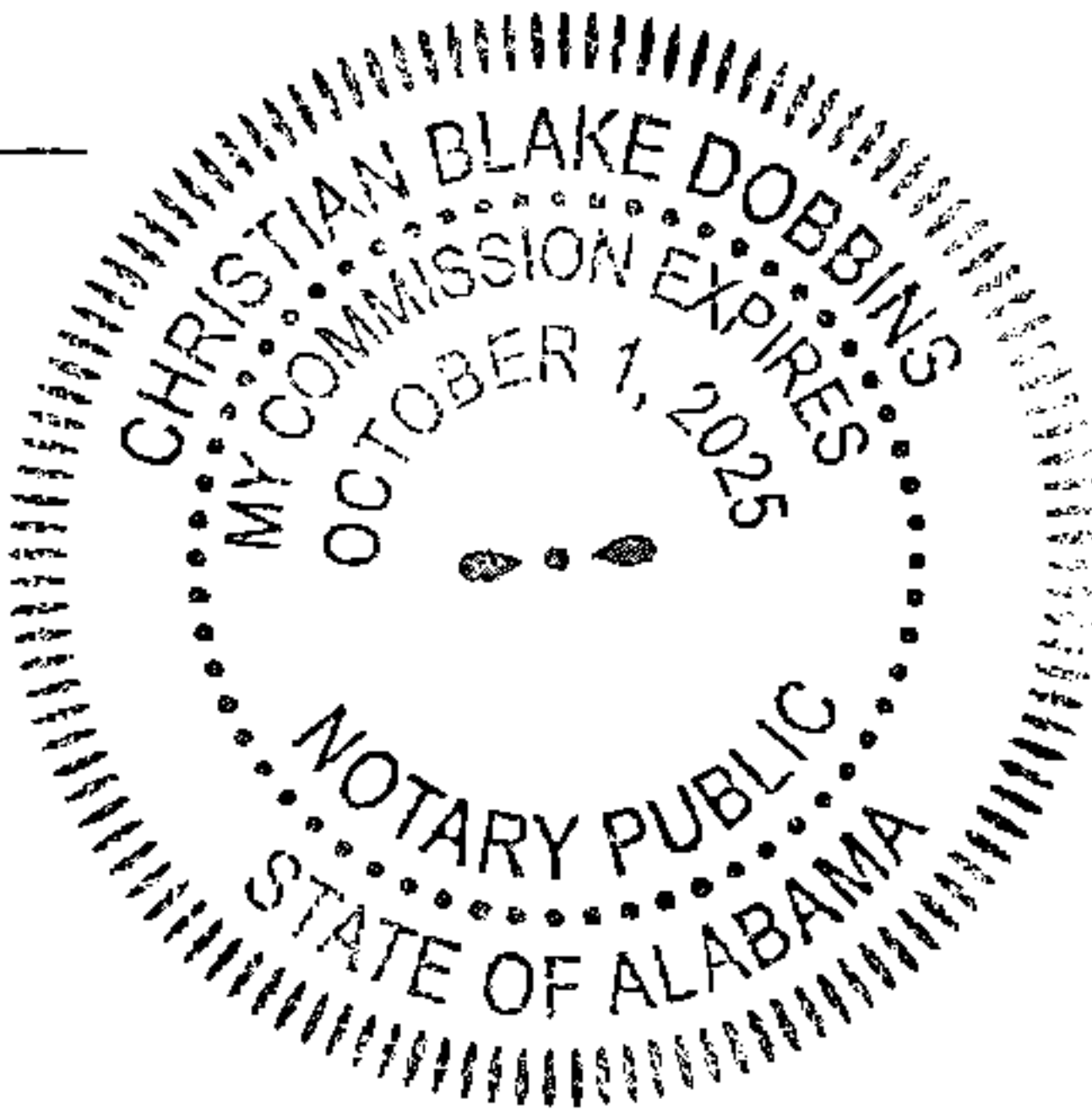
Patricia Evelyn Sego  
Patricia Evelyn Sego

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Patricia Evelyn Sego 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 9 day of August, 2024.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

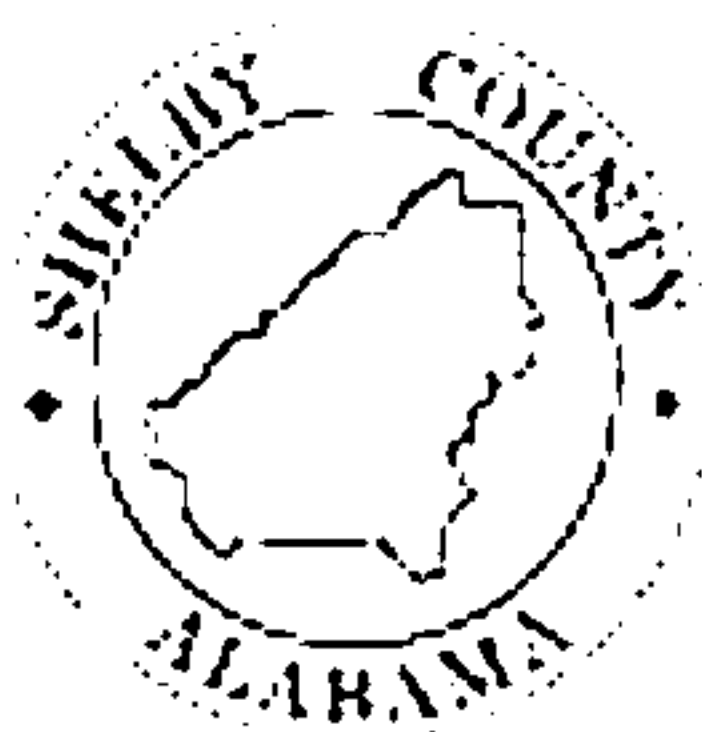


**EXHIBIT A****Property 1:**

From the NE corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, run West along the North boundary of the said NE1/4 of the SW1/4, Section 19, Township 18 South, Range 2 East 465.75 feet; thence turn an angle of 118 deg. 33' to the left and run 44.85 feet to a point on the South right of way line of the Sterrett-Kelly Creek Road for the point of beginning of the land herein described; thence turn an angle of 00 deg. 33" to the left and run 474.86 feet; thence turn an angle of 86 deg. 25' to the right and run 370.64 feet; thence turn an angle of 77 deg. 04' to the right and run 646.53 feet, more or less, to a point on the South right of way line of the Sterrett-Kelly Creek Road; thence turn an angle of 88 deg. 08' to the right and run along the South right of way line of the said road 140.18 feet; thence turn an angle of 19 deg. 20' to the right and continue along said South right of way line of said road 77.7 feet; thence turn an angle of 19 deg. 10" to the right and continue along the South right of way line of said road 78.15 feet; thence turn an angle of 06 deg. 57" to the right and continue along the South right of way line of said road 303.0 feet, more or less, to the point of beginning; being a part of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, containing 7.32 acres, more or less

**LESS AND EXCEPT:**

From the NE corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East; run West along the North boundary of the said NE1/4 of SW1/4 of Section 19, Township 18 South, Range 2 East for a distance of 896.5 feet; thence turn an angle of 67 deg. 27' to the left and run 204.00 feet to a point on the South right of way line of the Sterrett-Kelly Creek Road for the point of beginning of the land herein described; thence turn an angle of 19 deg. 24' to the right and run along the South right of way line of the said Sterrett-Kelly Creek Road 19.0 feet; thence turn an angle of 87 deg. 35" to the left and run 184.15 feet; thence turn an angle of 90 deg. 00' to the left and run 19.0 feet; thence turn an angle of 90 deg. 02' to the left and run 184.95 feet, more or less, to the point of beginning; this being a part of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, and containing 0.08 acres, more or less



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/12/2024 09:54:25 AM**  
**\$39.50 JOANN**  
**20240812000249560**  
 General Warranty Deed - JTROS (AL)

*Allen S. Bayl*