

Send Tax Notice to:
Tanner I. Harry and Shaylee G.
Jackson
115 N Highland Drive
Columbiana, AL 35051

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

File: **PEL-24-5583**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$247,000.00)** 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 **Amanda C. Bradley, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

219 Brynleigh Circle, Chelsea, AL 35043

by **Tanner I. Harry and Shaylee G. Jackson (herein referred to as "Grantee," whether one or more)**, whose mailing address is

115 N Highland Drive, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **115 N Highland Dr., Columbiana, AL 35051**, 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.

\$242,526.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

\$8,645.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND 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 9th day of August, 2024.

Amanda C. Bradley by Royce Bradley, Agent
Amanda C. Bradley by Royce Bradley, Agent

State of Alabama
County of Shelby

I, Cassy L Dailey, a Notary Public, hereby certify that **Royce Bradley**, whose name(s) is signed as Agent for **Amanda C. Bradley** 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/he, in his/her capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of August, A. D. 2024.

Cassy L Dailey
Notary Public

CASSY L Dailey
Printed Name

My Commission Expires: 5/2/2026

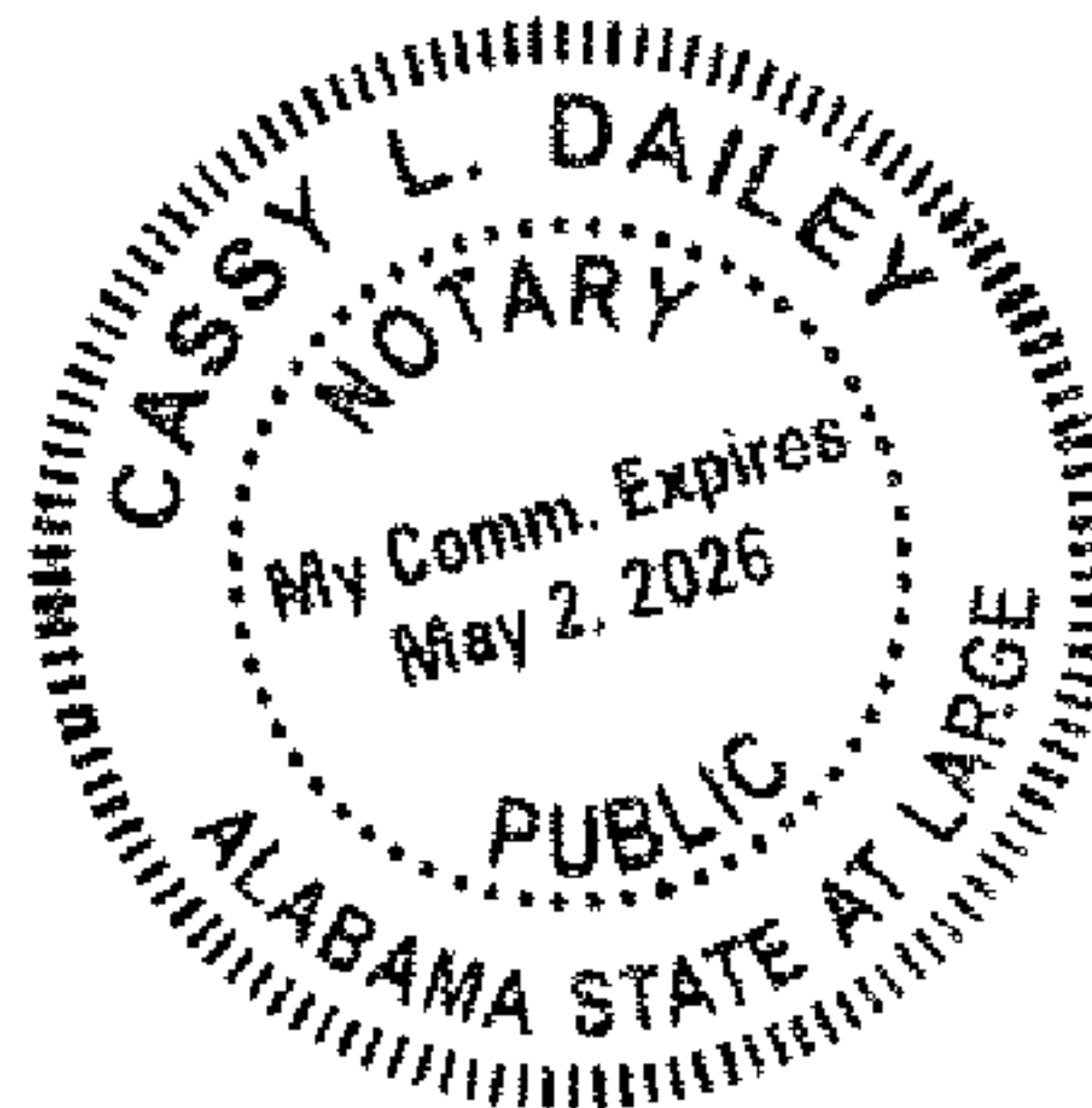


EXHIBIT A

Property 1:

Parcel 1:

Lot 9, of Highland Subdivision, Second Sector, as recorded in Map Book 6, Page 34, in the Probate Office of Shelby County, Alabama.

Parcel 2:

A part of the SE 1/4 of the NE 1/4, Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 section as the same was located by the survey of Frank Wheeler, dated November 7, 1974, and run thence in a Southerly direction along the Eastern boundary of said 1/4-1/4 section a distance of 74.91 feet to a point which point is the northeast corner of Lot No. 8 of Highlands Subdivision, Second Sector; continue, thence southerly along the Eastern boundary of said Lot 8 a distance of 226.42 feet to the southeastern corner of said Lot 8; thence continue in the same direction a distance of 59.1 feet to a point on the South right of way line of Highland Drive and the point of beginning of the property herein conveyed; thence continue Southerly in the same direction a distance of 484.6 feet, more or less, to a point, which said point is the Northeastern corner of Lot 12 of Highland Subdivision (First Sector); thence turn to the right and run along the Northern boundary of Lot No. 12 a distance of 246.66 feet to the Northwestern corner of said Lot 12 thence continue along the Northern boundary of Lot 13 of Highlands Subdivision (First Sector) and a continuation thereof to a point where the same intersects the Southern line of Lot No. 11 of Highlands Subdivision - Second Sector; thence turn to the right and run Northeasterly along the boundary line of Lot No. 11 of Highlands Subdivision - Second Sector a distance of 178.18 feet to a point which is the Southwestern corner of Lot No. 10; thence continue Northeasterly along the Southern boundary Southern boundary of Lot 10 and the Southern boundary of Lot 9 a distance of 279.48 feet to a point which is the Southeastern corner of Lot No. 9 of Highlands Subdivision - Second Sector; thence turn to the left and run Northerly along the Eastern boundary of Lot 9 a distance of 141 feet to a point on the South right of way line of Highland Drive; thence turn an angle to the right and run Easterly along the South boundary of Highland Drive a distance of 50.1 feet to the point of beginning of the property herein conveyed.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2024 10:48:41 AM
 \$29.00 JOANN
 20240814000253830

Allen S. Bayl