

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

809 Wilderness Tr
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Stacy Morris, a Married person, in hand paid by the GRANTEE(S), Mason Morris, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the Southeast corner of the SW ¼ of the SW ¼ of the SW ¼ of Section 8, Township 24 North, Range 15 East; thence run North along the East line of said ¼-1/4 for 1495.84 feet to the Easterly right of way of a County Road; thence 136 degrees, 30 minutes, 23 seconds left run 54.17 feet to a curve to the left having a radius of 94.02 feet; thence run along said curve for 48.87 feet; thence continue along said right of way for 23.94 feet to a curve to the right having a radius of 153.16 feet; thence run along said curve for 49.56 feet; thence continue along said right of way for 55.17 feet to a curve to the left having a radius of 262.24 feet; thence run along said curve for 191.07 feet; thence continue along said right of way for 96.73 feet to a curve to the right having a radius of 539.32 feet; thence run along said curve for 217.02 feet; thence continue along said right of way for 247.87 feet to a curve to the right having a radius of 253.22 feet; thence run along said curve for 129.13 feet; thence continue along said right of way for 60.85 feet to a curve to the left having a radius of 448.92 feet; thence run along said curve for 215.75 feet; thence continue along said right of way for 334.97 feet to the South line of said ¼-1/4; thence 104 degrees, 55 minutes, 32 seconds left run 46593 feet to the point of beginning. Situated in Shelby County, Alabama. LESS AND EXCEPT property conveyed to Ferman Garrett St in Instrument 20210923000465600, Probate Office, Shelby County, Alabama.

NOTE: \$120,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument 20211001000480630

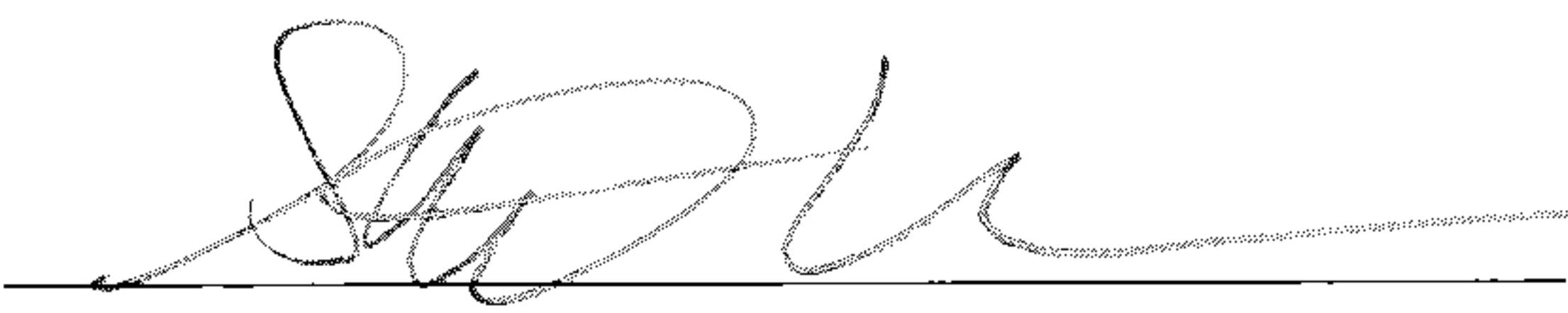
Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

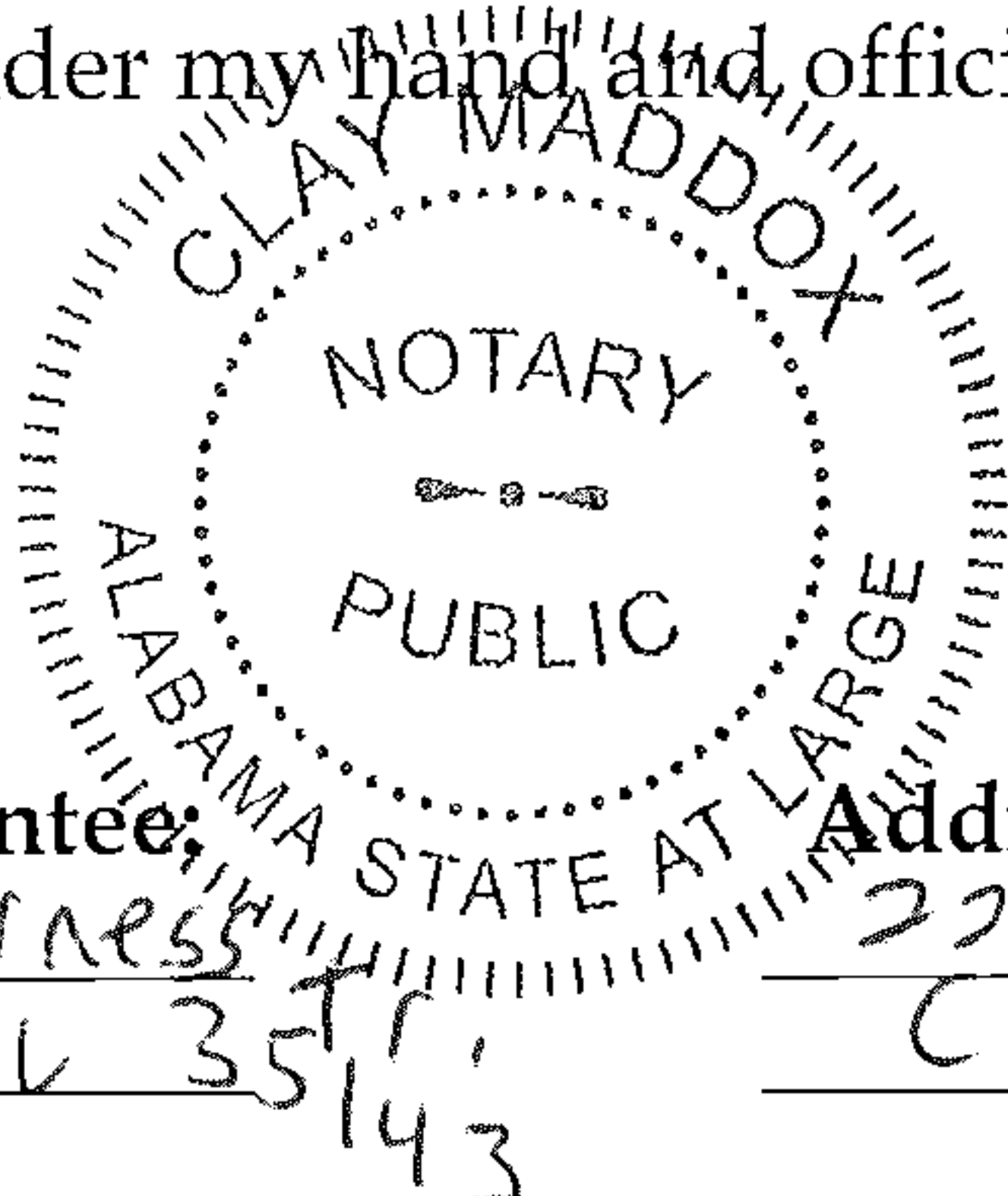
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 15th day of August, 2024.


Stacy Morris

STATE OF Alabama)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Stacy Morris** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2024.



NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

809 Wilderness Tr
Shelby, AL 35143

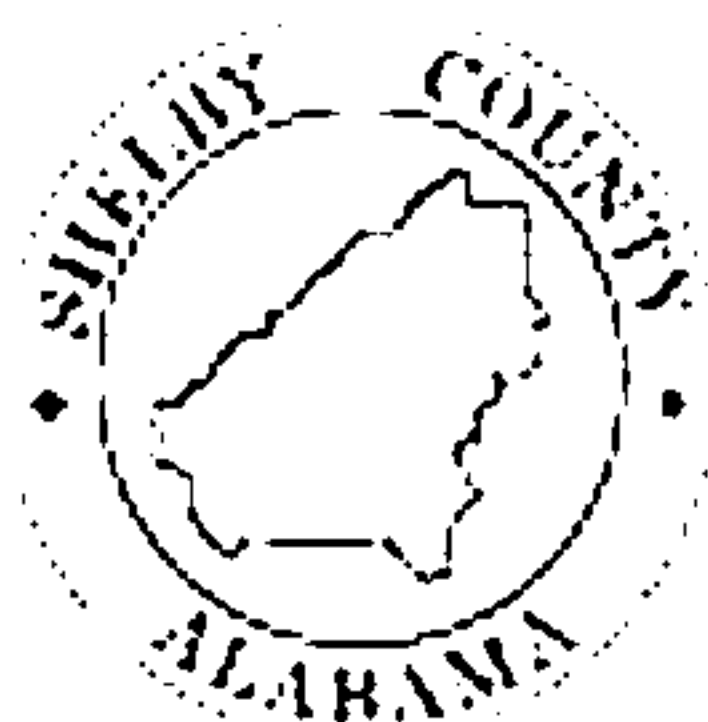
Address of Grantor:

2200 Co Rd 30
Clanton, AL
35045

Property Address:

809 Wilderness Trail
Shelby, AL 35143

Real Value: \$150,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2024 08:13:15 AM
\$58.00 BRITTANI
20240816000255750

Allen S. Bayl