

This is a true
and correct copy



20240909000279520 1/2 \$54.50
Shelby Cnty Judge of Probate, AL
09/09/2024 03:00:33 PM FILED/CERT

Prepared by Edith Sue Horton
66 Cedar Way
Montevallo, AL 35115

SEND TAX NOTICE TO:
Kurt and Natasha Bongers
101 Hwy 259 Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF _____

DATE: February _____, 2015

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of \$29,500.00 in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned Cecil L. Horton, married of 66 Cedar Way Montevallo Alabama 35115, and Sue Horton, married of 66 Cedar Way Montevallo, Alabama 35115, (collectively the "Grantor"), hereby grants, bargains, sells, warrants and conveys to Kurt Bongers, and spouse, Natasha, of 101 Hwy 259 Montevallo, Alabama 35115, and , (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence S89deg.44'12" E, a distance of 357.88 to the POINT OF BEGINNING; thence continue along the last described course, a distance of 349.87'; thence S04deg.01'28"W, a distance of 209.37'; thence S71deg.31'11"E, a distance of 100.60'; thence S08deg.36'18"W, a distance of 255.90'; thence S68deg.50'34"W; a distance of 51.73'; thence S06deg.58'06"E, a distance of 178.53'; thence N20deg.21'13"W, a distance of 90.30'; thence S68deg.50'38"W, a distance of 225.75'; thence N20deg.21'13"W, a distance of 355.86' to the point of beginning.

Said Parcel containing 2.31 acres, more or less. Less and Accept any R.O.W. of Shelby County Highway 259.

This Parcel described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

Note: This property does not constitute homestead for the Grantors.

Shelby County, AL 09/09/2024
State of Alabama
Deed Tax: \$29.50



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TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor(s), does individually and for the heirs, executors, and administrators of the Grantor(s) covenant with said Grantee(s) and the heir and assigns of the Grantee(s), that the Grantor(s) is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above and the grantor(s) has a good right to sell and convey the said premises; that the Grantor(s) and the heirs, executors, administrators of the Grantor(s) shall warrant and defend the said premises to the Grantee(s) and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor(s) thereto on this date the 5th day of February 2015.

GRANTOR

Cecil L. Horton

Cecil L. Horton, A Married Man

Sue Horton

Sue Horton, A Married Woman

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGEMENT

I, Shirley J. Johnson, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE ON THIS THE 5th DAY OF February 2015.

Shirley J. Johnson
Notary Public

My Commission Expires: 8/16/16

Property address
101 Hwy 259
Montevallo AL

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