

Send Tax Notice to:  
Annetta Cohill  
4500 Co Rd 20  
Calera, AL 35040

This Instrument Prepared By:  
**Sandy F. Johnson**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-23-14984**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND FOUR HUNDRED AND 00/100 (\$185,400.00)** 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 **Janice B. Dawson, a widow (herein referred to as "Grantor," whether one or more)**, whose mailing address is 1876 Court Street, Chatom, AL 36518

by **Annetta Cohill (herein referred to as "Grantee")**, whose mailing address is 4500 Co Rd 20, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4500 Co Rd 20, Calera, AL 35040**, 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.

**\$240,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 18 day of June, 2024.

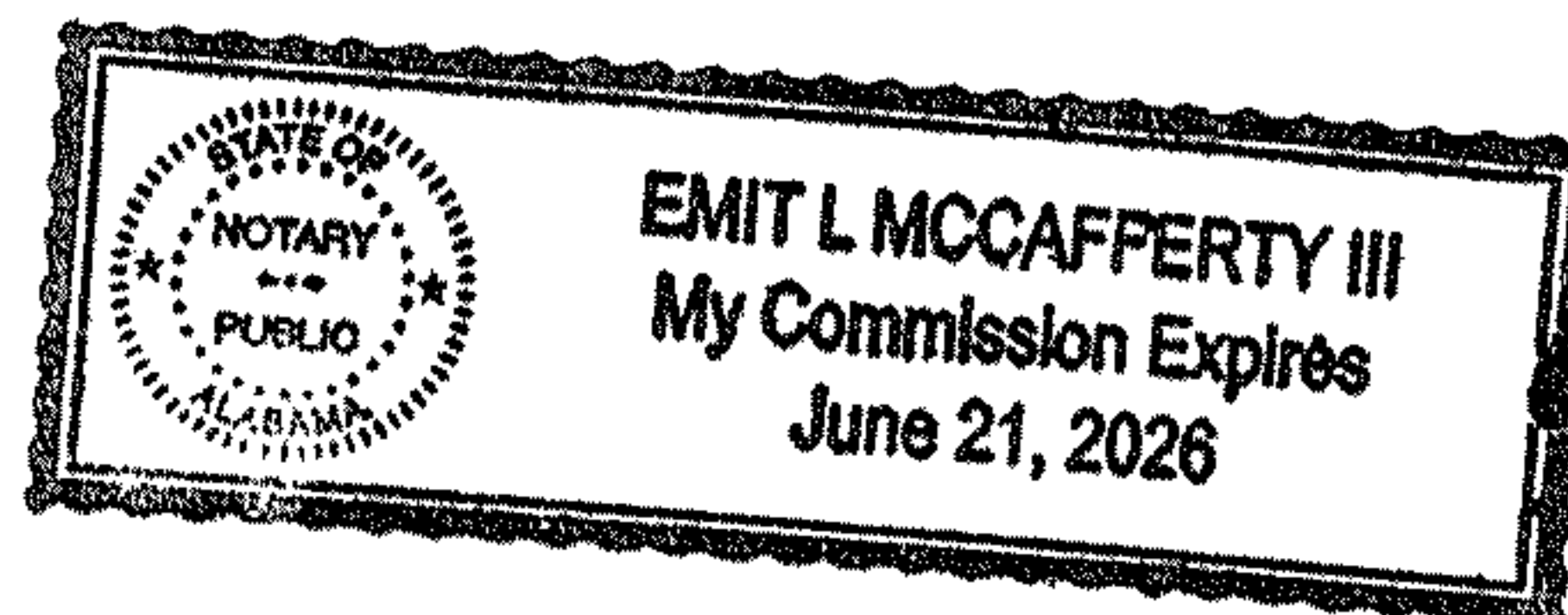
Janice B. Dawson  
Janice B. Dawson

STATE OF ALABAMA  
COUNTY OF WASHINGTON

I, the undersigned Notary Public in and for said County and State, hereby certify that Janice B. Dawson 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 18 day of June, 2024.

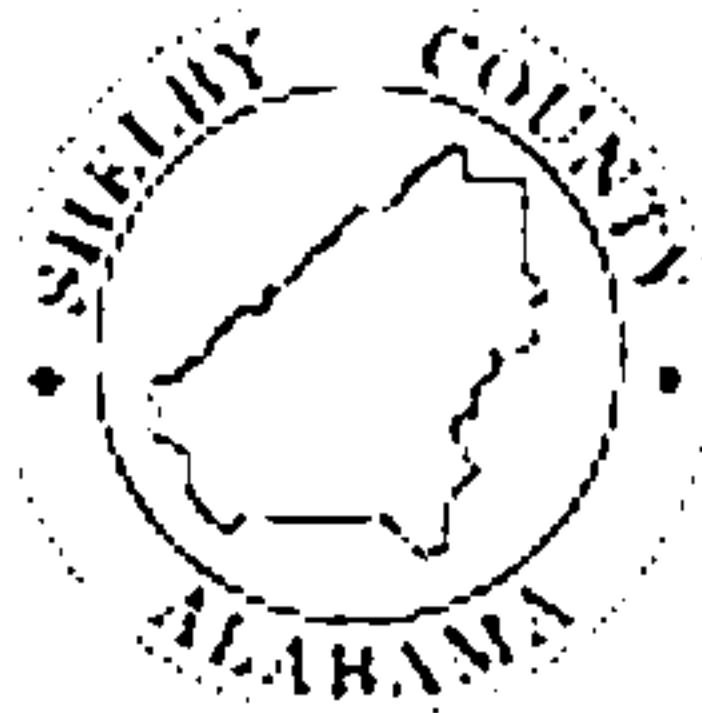
Emit L McCafferty III  
Notary Public  
My Commission Expires: 6/21/2026



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

Commencing and Beginning at a 3" Capped Iron Pipe Found at the Northeast Corner of the Michael Knight property as recorded In Deed Book 194 at Page 503 and locally accepted as being the Northeast Corner of the SE1/4 of the NE1/4 of Section 8, T-24-N, R-13-E, Shelby county, Alabama thence 5S89 00'31"W210.24 feet(Record210') to a Crimped Iron pipe Found; thence S00 54'25"E, 444.51 feet(Record443.79') to a Creosote Post Found; thence S68 59'11"E, 90.80 feet(Record91') to a Crimped Iron Pipe Found on the West margin of Shelby County Highway #20(80'ROW); thence S42 13'01"W, 250.25 feet(Record250') along the West margin of said highway a Crimped Iron Pipe Found on a wire fence; thence N59 04'49"W, 1250.85 feet(Record1250.83") along said fence to a 3/8" Iron Rod Found (Nocap); thence N89 44'01"W, 57.02 feet to a 3/8" Iron Rod Found (NoCap); thence N11 31'6"W, 130.72 feet(Record132.84') along a wire fence to a Crimped Iron Pipe found; thence S87 19'13"E, 169.77 feet to a Crimped Iron Pipe; thence S87 32'51"E, 440.71 feet(Record440.43) to a Crimped Iron Pipe Found; thence S87 31'33"E, 218.21 feet to a Crimped Iron Pipe; thence S87 25'33"E, 209.17 feet(Record209.22') to a Crimped Iron Pipe Found; thence S88 14'31"E, 220.44 feet(Record220.57) to a Crimped Iron Pipe Found; thence S83 11'55"E, 183.53 feet(Record186') to a Crimped Iron Pipe Found; thence S04 59'26"E, 31.11 feet(Record27.57') to the point of beginning.

Said parcel of land lying in the SE1/4 of the NE1/4 of Section 8, T-24-N, R-13-E, Shelby County, Alabama



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/10/2024 10:30:12 AM**  
**\$29.00 JOANN**  
**20240910000280250**

*Allen S. Bayl*