

Send Tax Notice to:
Darian Golden and Payton A. Golden,
AKA Peyton A. Golden
7162 Highway 49
Columbiana, AL 35051

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

File: PEL-24-7185

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$308,500.00) 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 **Larry D. Ingram and Leigh Maddox Ingram, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P.O. Box 582, Columbiana, AL 35051

by **Darian Golden and Payton A. Golden, AKA Peyton A. Golden (herein referred to as "Grantee," whether one or more)**, whose mailing address is

7162 Highway 49, Columbiana, AL 35051

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 **7162 Highway 49, 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.

\$299,245.00 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 10th day of September, 2024.

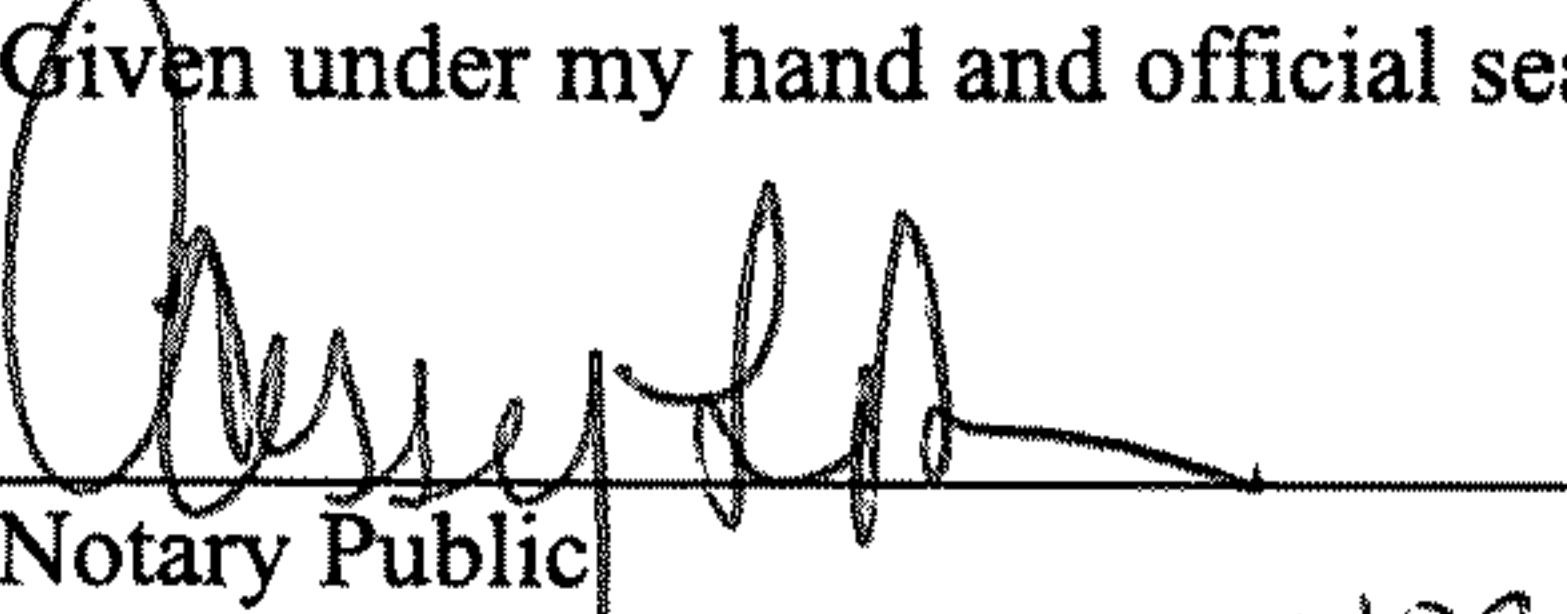

Larry D. Ingram

Leigh Maddox Ingram

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Larry D. Ingram and Leigh Maddox Ingram 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 10th day of September, 2024.


Notary Public
My Commission Expires: 05/02/2026

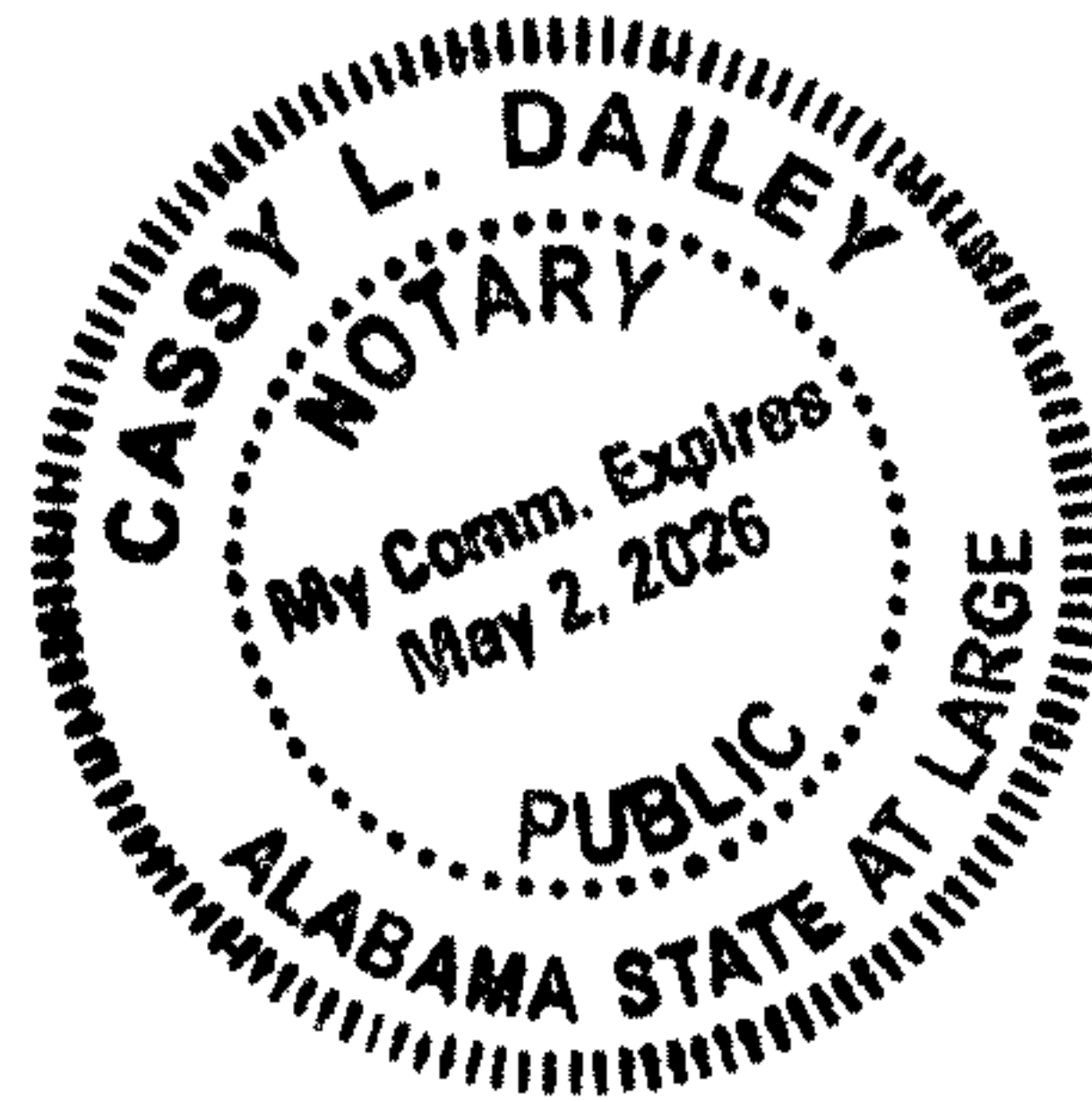


EXHIBIT A

Property 1:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Instrument 20050107000011030:

PARCEL 2: A parcel of land situated in Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SW 1/4 of said Section 12; thence turn North 89 degrees 20 minutes 01 second East for a distance of 31.00 feet; thence run North 02 degrees 50 minutes 53 seconds East for a distance of 413.73 feet; thence run North 85 degrees 26 minutes 39 seconds West for a distance of 469.72 feet; thence run South 01 degree 38 minutes 40 seconds West for a distance of 54.80 feet; thence run South 63 degrees 21 minutes 08 seconds West for a distance of 157.19 feet; thence run South 01 degree 54 minutes 50 seconds East for a distance of 240.18 feet; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 349.04 feet; thence continue along last described course for a distance of 105.00 feet; thence North 00 degrees 00 minutes 00 seconds East for a distance of 210.00 feet to the point of beginning; thence run North 00 degrees 00 minutes 00 seconds East for a distance of 210.00 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 210.00 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 210.00 feet; thence South 90 degrees 00 minutes 00 seconds East for a distance of 210.00 feet to the point of beginning. According to the survey of Rodney Shiflett, dated July 7, 2004,

AND

Instrument 20050107000011020:

PARCEL 3: A parcel of land situated in Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

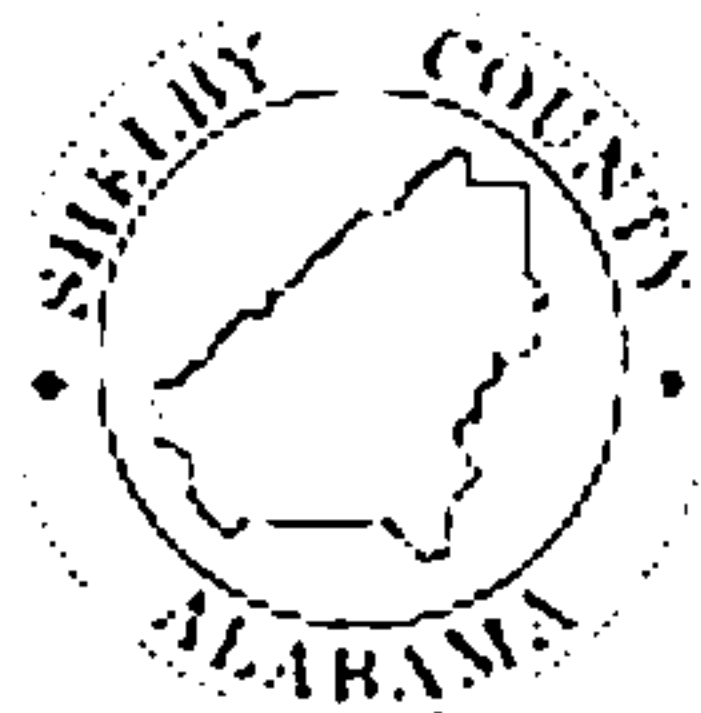
Commence at the SE corner of the NW 1/4 of the SW 1/4 of said Section 12; thence run North 89 degrees 20 minutes 01 second East, for a distance of 31.00 feet; thence run North 02 degrees 50 minutes 53 seconds East for a distance of 413.73 feet; thence run North 85 degrees 26 minutes 39 seconds West for a distance of 469.72 feet; thence run South 01 degree 38 minutes 40 seconds West for a distance of 54.80 feet; thence run South 63 degrees 21 minutes 08 seconds West for a distance of 157.19 feet; thence run South 01 degree 54 minutes 50 seconds East for a distance of 240.18 feet; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 349.04 feet to the point of beginning; thence continue along last described course for a distance of 105.00 feet; thence North 00 degrees 00 minutes 00 seconds East for a distance of 420.00 feet; thence run South 90 degrees 00 minutes 00 seconds East for a distance of 105.00 feet; thence South 00 degrees 00 minutes 00 seconds West for a distance of 420.00 feet to the point of beginning. According to the survey of Rodney Shiflett, dated July 7, 2004.

AND

Instrument 200407140000387990:

A PARCEL OF LAND SITUATED IN SECTION 12, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE RUN NORTH 89 DEGREES 20 MINUTES 01 SECONDS WESTFORA DISTANCE OF 31.00 FEET, THENCE RUN NORTH 02 DEGREES 50 MINUTES 53 SECONDS EASTFORA DISTANCE OF 413.73 FEET, THENCE RUN NORTH 85 DEGREES 26 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 469.72 FEET, THENCE RUN SOUTH 01 DEGREES 38 MINUTES 40 SECONDS WESTFORADISTANCE OF 54.80 FEET TO THE NORTHMOST CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED BOOK 689, PAGE 555; THENCE RUN SOUTH 63 DEGREES 21 MINUTES 08 SECONDS WESTFORA DISTANCE OF 157.19 FEET, THENCE RUN SOUTH 0-1 DEGREES 54 MINUTES 50 SECONDS EASTALONG THE WESTERN MOSTLINE OF SAID PARCEL FOR A DISTANCE OF 240.18 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 49 (80 FOOT RIGHT OF

WAY); THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 454.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 210.00 FEET, THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 210.00 FEET, THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 210.00 FEET, THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 11:08:51 AM
\$41.50 JOANN
20240917000289750

Allen S. Beryl