

Send Tax Notice to:
Bryon Montalbano

107 CHESTNUT FOREST CIR
HELENA, AL 35090

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-8219**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVENTY FOUR THOUSAND NINE HUNDRED FIFTY AND 00/100 (\$74,950.00)** 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

Diane Conwill, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

608 DEXTER AVENUE, BIRMINGHAM, AL 35213

by **Bryon Montalbano (herein referred to as "Grantee"),** whose mailing address is

107 CHESTNUT FOREST CIR, HELENA, AL 35090

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 **0 Church Street, Vincent, AL 35178,** 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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Grantor is the surviving Grantee of that Joint Survivorship Deed dated 3/9/79 and recorded in Book 318, Page 293 in the Probate Office of Shelby County, Alabama; the other Grantee Hewitt L. Conwill having died on March 11, 2024.

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 October, 2024.

Diane Conwill
Diane Conwill

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Diane Conwill 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 October, 2024.

Robert O. McNearney
Notary Public
My Commission Expires:

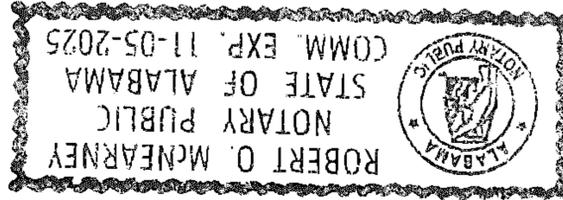


EXHIBIT A

Property 1:

THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH RANGE 2 EAST, AND THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 2, TOWNSHIP 19 SOUTH, RANGE 2 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 89 deg. 20 min. 19 sec. West a distance of 156.17 feet to the point of beginning; thence continue along the last described course a distance of 327.53 feet; thence South 03 deg. 02 min. 21 sec. West a distance of 55.70 feet; thence South 87 deg. 14 min. 06 sec. East a distance of 131.91 feet; thence North 73 deg. 40 min. 26 sec. East a distance of 207.05 feet to the point of beginning. Said parcel containing .31 acres, more or less.

SUBJECT TO easement for ingress and egress across the North 20 feet of subject property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2024 10:16:36 AM
\$103.00 PAYGE
20241022000330430

Allie S. Boyd