

Send Tax Notice to:
Markesha Brown Farrington and
Alvin Farrington
41 Granliebe Dr.
Montevallo, AL 35115

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

File: PEL-24-7820

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$445,000.00)** 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 **Rickey L. Graves and Lavonne H. Graves, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is**

236 Hillwood Drive, Alabaster, AL 35007

by **Markesha Brown Farrington and Alvin Farrington (herein referred to as "Grantee," whether one or more), whose mailing address is**

41 Granliebe Dr, Montevallo, AL 35115

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 **41 Granliebe Dr, Montevallo, AL 35115**, 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.

\$356,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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 25 day of October 2024.

Rickey L. Graves
Rickey L. Graves

Lavonne H. Graves
Lavonne H. Graves

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rickey L. Graves and Lavonne H. Graves 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 25 day of October, 2024.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

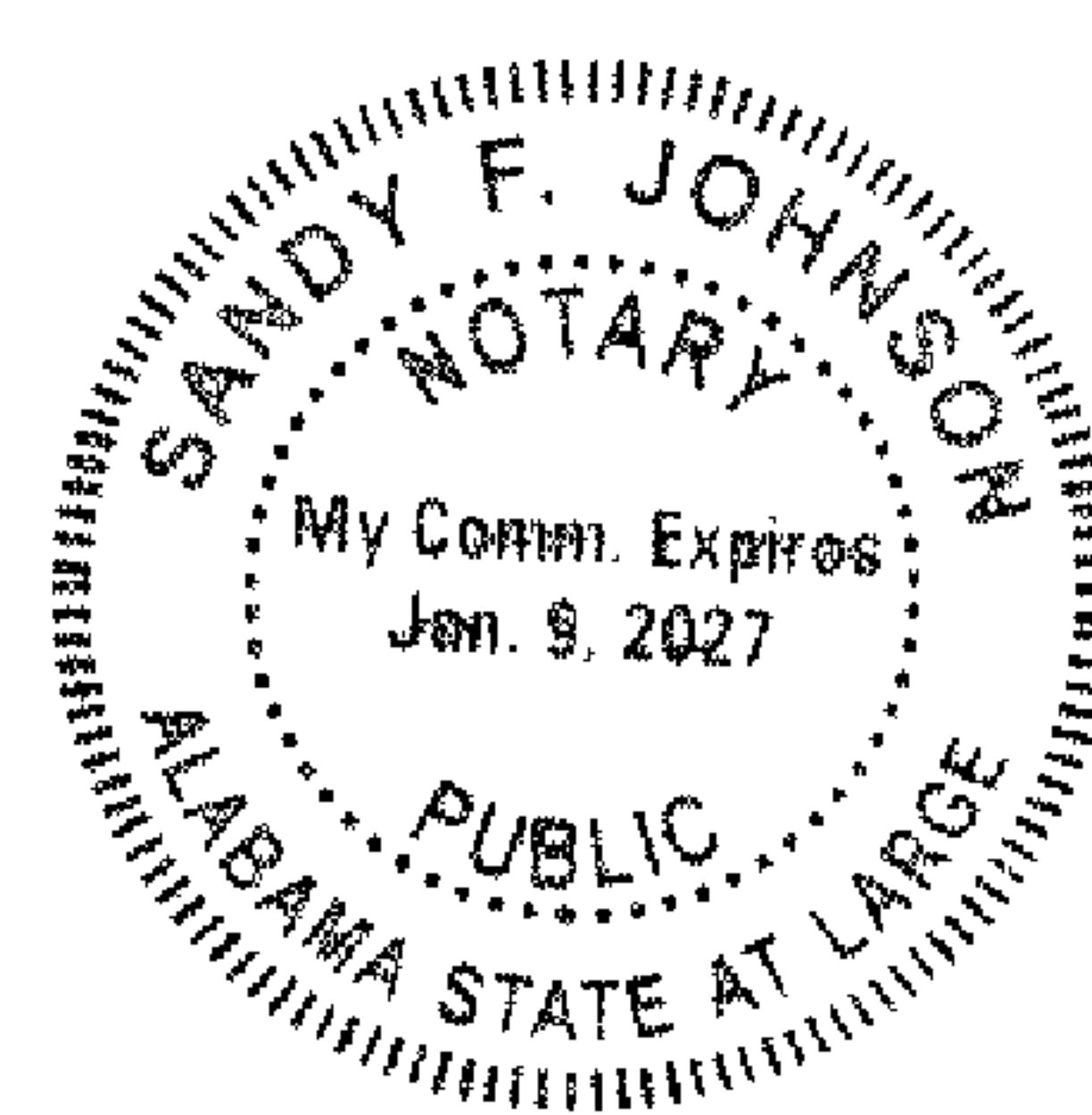
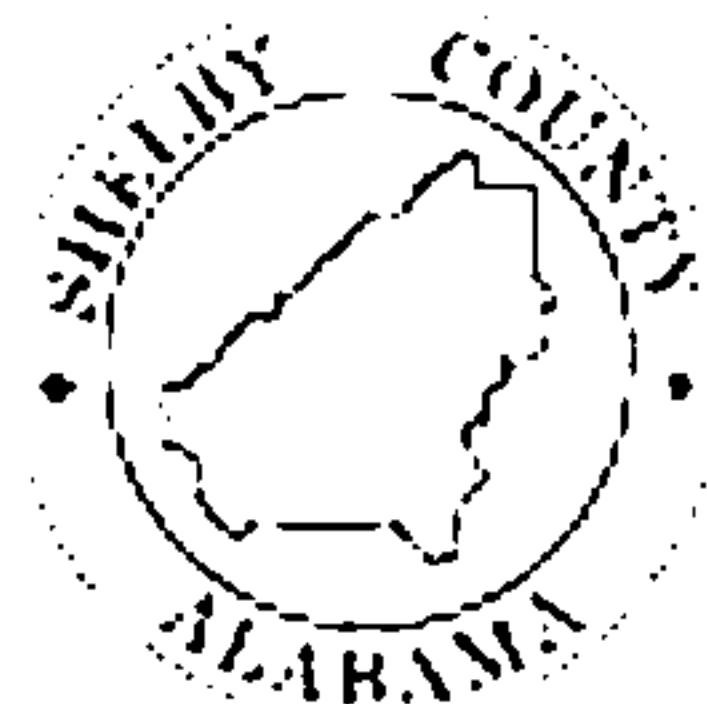


EXHIBIT A**Property 1:**

Commence at the Northeast Corner of NE 1/4 of NE 1/4 Section 11, Township 24, Range 12 East and run South 86 degrees 30 minutes West along the North line of said 1/4-1/4 Section 212 feet to the West line of Caton Drive; thence run South 07 degrees West along the West line of Caton Drive 348.2 feet to the point of beginning of the land herein conveyed; thence continue in the same Southerly direction along the West line of Caton Drive 308 feet to the Northeast corner of Lagrone property; thence run North 87 degrees West and along the North line of said Lagrone property and the Honeycutt property to the West line of East 1/2 of NE 1/4 of NE 1/4 of said Section 11; thence North 3 degrees 40 minutes West 308 feet; thence South 87 degrees East 438 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2024 12:39:42 PM
\$117.00 DANIEL
20241030000339250

Allen S. Bayl