

SEND TAX NOTICE TO:

Jack Russell Wright, III and Stepheni D. Wright
152 Dubose Ave
Grove Hill, AL 36451

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Hallmark, a married person**, whose address is 7146 Self Road, Pinson, AL 35126, (hereinafter "Grantor", whether one or more), by **Jack Russell Wright, III and Stepheni D. Wright**, whose address is 0 Rock School Road, Harpersville, AL 35078, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jack Russell Wright, III and Stepheni D. Wright**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 0 Rock School Road, Harpersville, AL 35078 to-wit:

From the SE corner of Section 30, Township 19 S, Range 2 East, run thence West along the South boundary of said Section 30 a distance of 1331.93 feet to the SE corner of the SW 1/4 of SE 1/4 of said Section 30, being the point of beginning of herein described parcel of land; thence turn 89 deg. 26 min. 53 sec. right and run 649.34 feet along an accepted property line to a point on the South boundary of Shelby County Highway #450 (60'ROW) thence turn 92 deg. 42 min. 04 sec. left and run 162.59 feet along said highway boundary and the following courses; 09 deg. 25 min. 41 sec. right for 81.58 feet; 07 deg. 57 min. 30 sec. right for 144.00 feet; 11 deg. 11 min. 53 sec. left for 62.26 feet; 07 deg. 09 min. 06 sec. left for 273.87 feet; 06 deg. 57 min. left for 99.84 feet; 10 deg. 41 min. 31 sec. left for 112.82 feet; 04 deg. 17 min. 57 sec. left for 91.31 feet; 09 deg. 28 min. 52 sec. left for 61.10 feet; 24 deg. 20 min. 38 sec. left for 51.57 feet; 10 deg. 54 min. 26 sec. left for 97.16 feet; 04 deg. 52 min. 08 sec. left for 92.32 feet; 06 deg. 17 min. 06 sec. left for 96.98 feet; 06 deg. 09 min. 27 sec. left for 103.02 feet; thence turn 05 deg. 21 min., 27 sec. left and run 105.11 feet along said highway boundary to a point on the South boundary of aforementioned SW 1/4 - SE 1/4; thence turn 86 deg. 26 min. 29 sec. left and run 1149.37 feet to the point of beginning of herein described parcel of land.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$157,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of November, 2024.

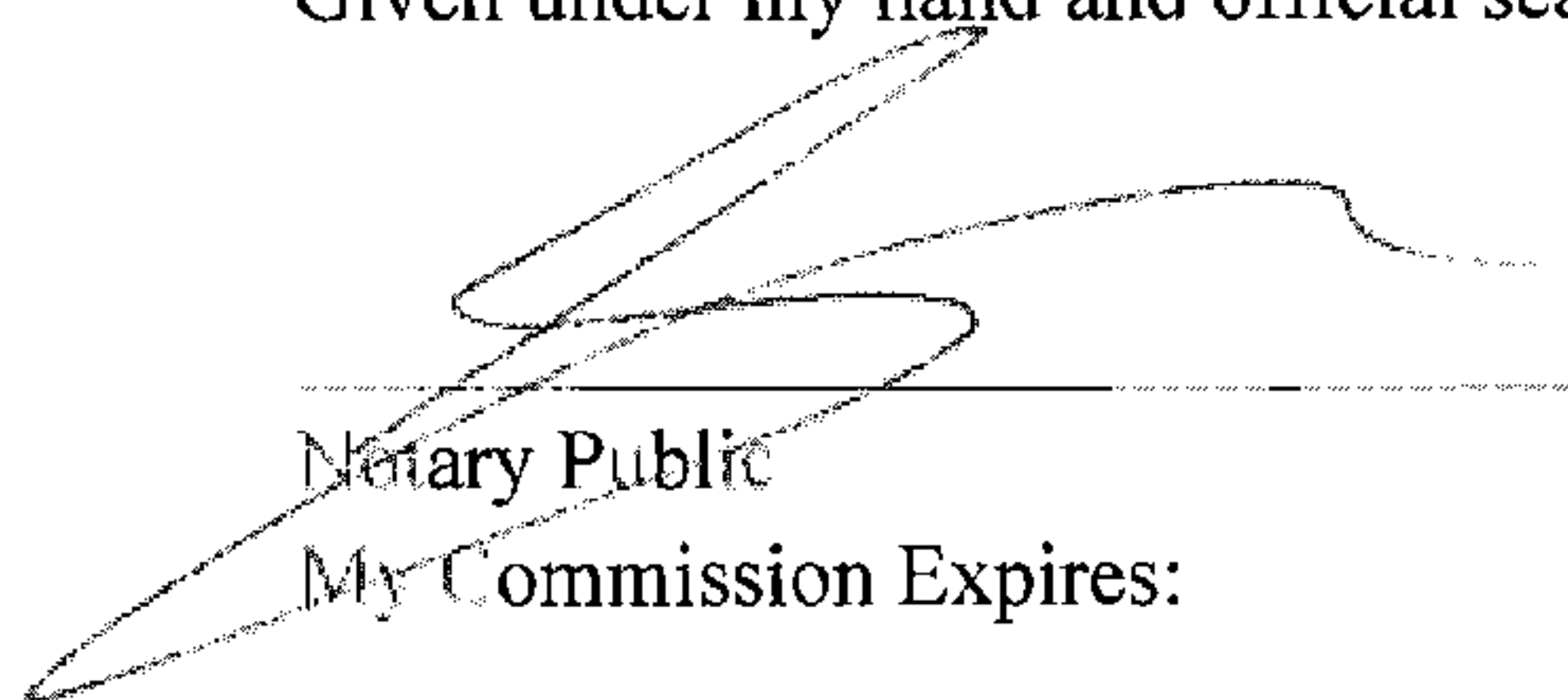
 11/8/24

William Hallmark

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Hallmark 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 8th day of November, 2024.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 02:51:30 PM
\$210.00 DANIEL
20241112000351810

