

Send Tax Notice to:
Richard K. Coleman and Sheryll C.
Coleman
1125 Ashbury Square
Birmingham, AL 35216

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

File: PEL-24-8691

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00) 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 **Mary H. Harris, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

121 Stillwood Drive, Columbiana, AL 35051

by **Richard K. Coleman and Sheryll C. Coleman (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1125 Ashbury Square, Birmingham, AL 35216

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 **413 Thompson Rd., Alabaster, AL 35007**, 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.

\$500,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

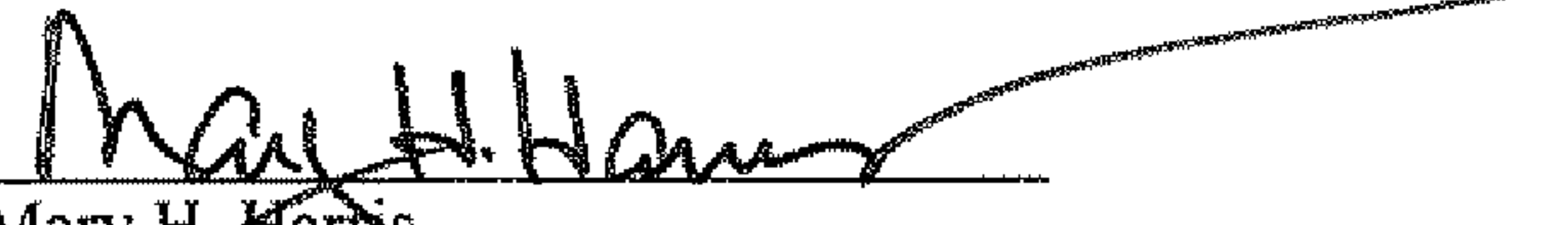
Mary H. Harris is the surviving grantee of that certain deed filed at Book 354, Page 237. Phillip A. Harris is deceased, having died on or about February 12, 2022.

The Grantor's spouse has never resided on the property, neither is it contiguous thereto.

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.

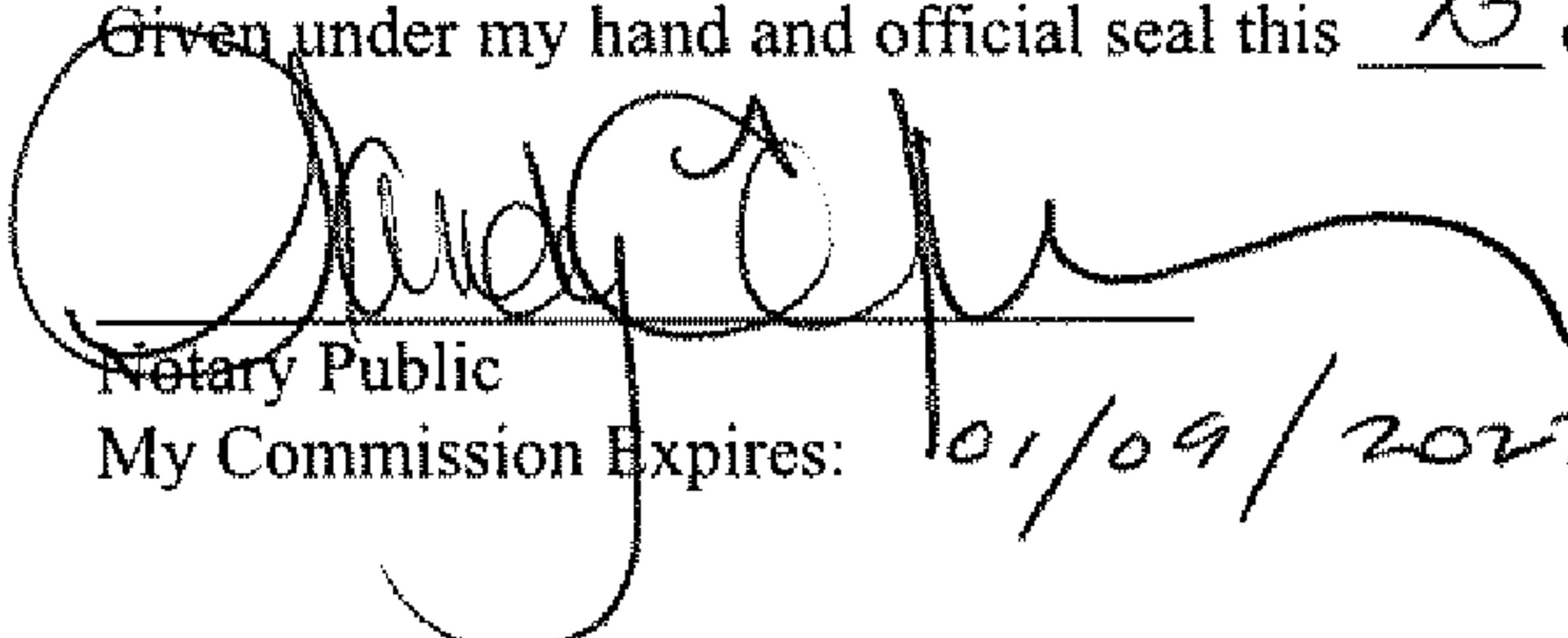
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of November 2024.


Mary H. Harris

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary H. Harris 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 13 day of November, 2024.


Notary Public
My Commission Expires: 10/09/2027

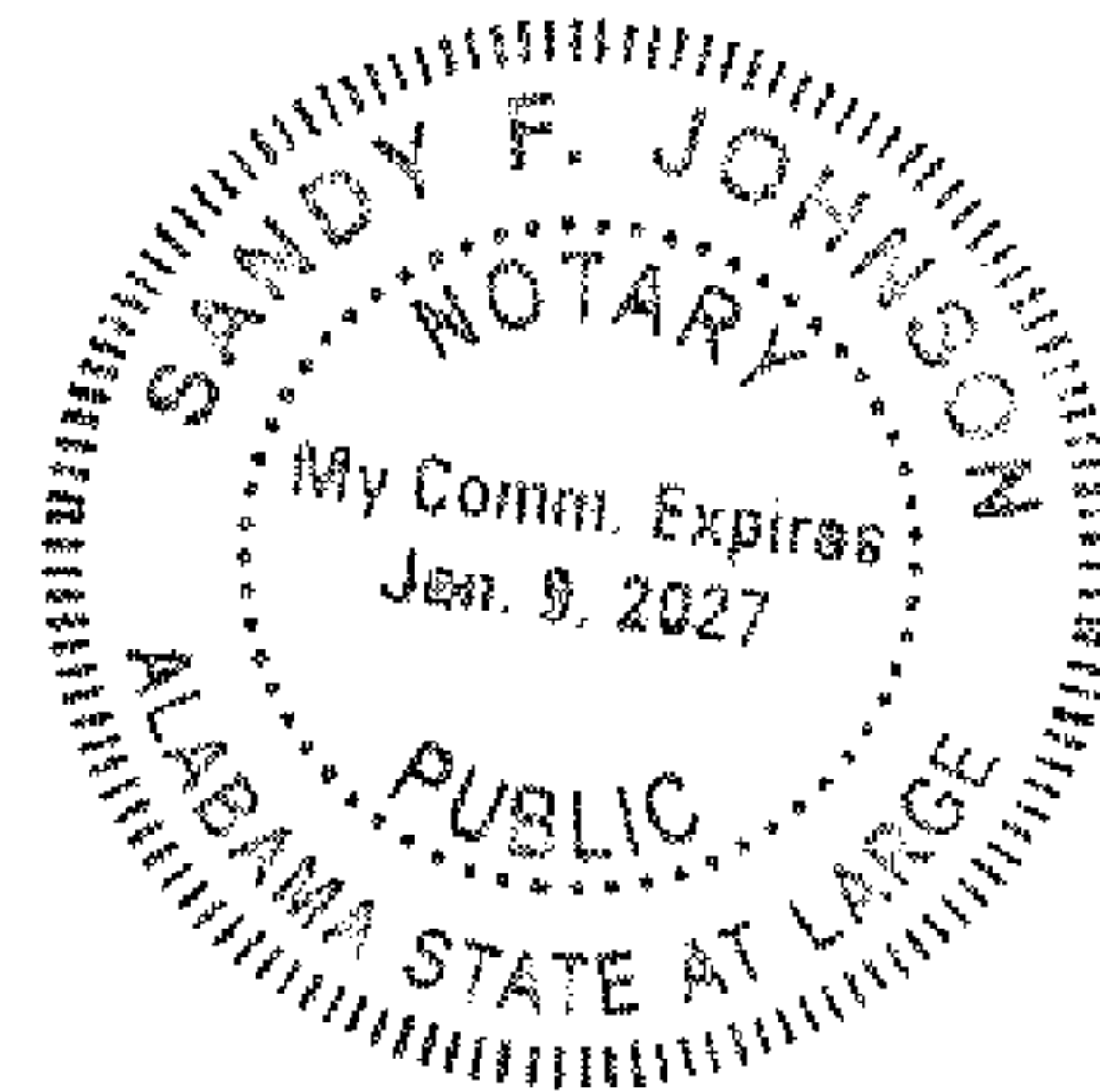
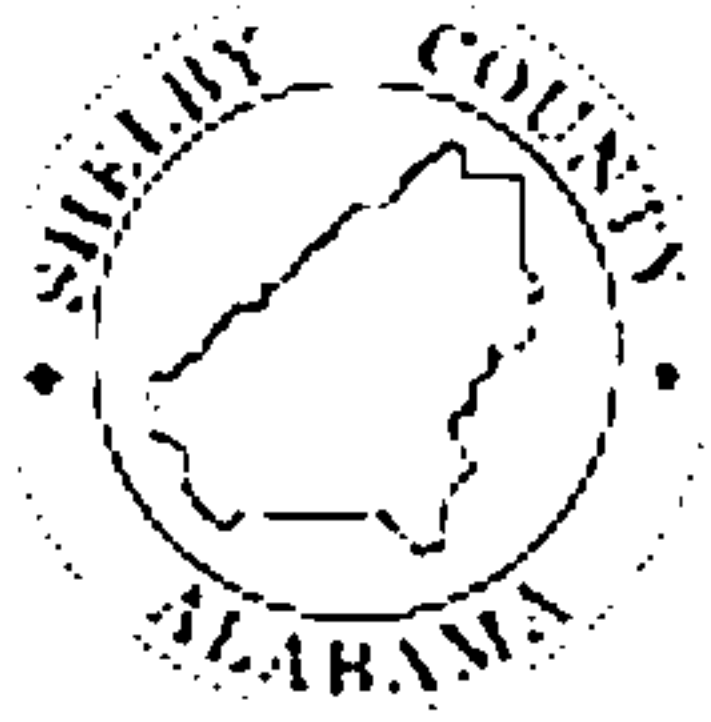


EXHIBIT A**Property 1:**

From the NW corner of the SW1/4 of the NE1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, run North 88 deg. 17' East along the 1/4 1/4 line 466.9 feet to a point on the East right of way line of County Road No. 264; thence run Southwesterly along said right of way line 60 feet to the SW corner of Logan lot and the beginning point of subject lot; from said point, continue Southwesterly along said road right of way line 253.49 feet; thence run North 88 deg. 17' East 636.51 feet to a point in the center of Sou. Nat. Gas right of way easement; thence run along said center of said gas line easement North 22 deg. 21' West 250.11 feet to the SE corner of said Logan lot; thence run South 88 deg. 17' West along the South line of said Logan lot 447.70 feet, to the beginning point, containing three acres, more or less.

Less and except the rights of Southern Natural Gas in connection with the right of way easement of Southern Natural Gas which runs along the Eastern boundary of the above described property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2024 09:37:14 AM
\$29.00 PAYGE
20241115000354480

Allen S. Bayal