

SEND TAX NOTICE TO:

Timothy A. McGinnis and Marjorie D. McGinnis
752 Highway 109
Wilsonville, AL 35186

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 **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$515,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **M. E. Shelby (also known as Marcus Eugene Shelby), an unmarried man**, whose address is 390 Whispering Haven Road, Fall Branch, TN 37656 (hereinafter "Grantor", whether one or more), by **Timothy A. McGinnis and Marjorie D. McGinnis**, whose address is 752 Highway 109, Wilsonville, AL 35186 (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, **Timothy A. McGinnis and Marjorie D. McGinnis, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **752 Highway 109, Wilsonville, AL 35186 to-wit:**

From the Northwest corner of the NW 1/4 - SE 1/4 of Section 21, Township 20 South, Range 1 East, Shelby County, Alabama, proceed South 0 degrees 00 minutes 19 seconds East along the West boundary of the SE 1/4 for a distance of 689.66 feet to the POINT OF BEGINNING of herein described parcel; thence proceed South 89 degrees 29 minutes 48 seconds East for a distance of 1344.50 feet to a point on the East boundary of the NW 1/4 - SE 1/4; thence proceed South 0 degrees 07 minutes 55 seconds East along the East boundary of the NW 1/4 - SE 1/4 for a distance of 633.90 to the Southeast corner of the NW 1/4 - SE 1/4; thence proceed North 89 degrees 29 minutes 48 seconds West along the South boundary of the NW 1/4 - SE 1/4 and parallel to the North boundary of property for a distance of 1321.80 feet to a point on the Easterly right of way boundary of Highway 109 (R/W 60'); thence proceed North 6 degrees 14 minutes 09 seconds West along the Easterly right of way boundary of said road for a distance of 222.09 feet to a point on the West boundary of the SE 1/4; thence proceed North 9 degrees 13 minutes 58 seconds West along the Easterly right of way boundary of said road for a distance of 47.64 feet; thence proceed North 15 degrees 25 minutes 43 seconds West along the Easterly right of way of said road a distance of 292.75 feet; thence proceed North 18 degrees 15 minutes 38 seconds West along the Easterly right of way boundary for a distance of 89.61 feet; thence leaving said right of way proceed South 89 degrees 29 minutes 48 seconds East for a distance of 113.57 feet back to the POINT OF BEGINNING.

Parcel #: 16 5 21 0 000 015.000

M. E. Shelby is the surviving grantee of that certain deed recorded on 12/11/1998 in Inst. # 1998-49603, in the Probate Office of Shelby County, Alabama; the other grantee, Linda B. Shelby, having died on or about the 14th day of May, 2024. M. E. Shelby and Linda B. Shelby were a married couple at the time of death of Linda B. Shelby, and there were no decrees of divorce or annulment issued during their marriage.

M. E. Shelby, the grantee in that certain deed recorded on 12/11/1998 in Inst. # 1998-49603, is one and the same person as Marcus Eugene Shelby, the principal in that certain Durable Power of Attorney of Marcus Eugene Shelby recorded simultaneously herewith.

**Timothy A. McGinnis is one and the same person as Tim McGinnis.
Marjorie D. McGinnis is one and the same person as Margie McGinnis.**

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.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, 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 27th day of December, 2024.

M. E. Shelby by Marcus David Shelby his Attorney-in-Fact
M. E. Shelby by Marcus David Shelby, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Sullivan



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2024 02:17:41 PM
\$542.00 PAYGE
20241230000396350

I, the undersigned Notary Public in and for said County and State, hereby certify that **Marcus David Shelby**, whose name as **Attorney-In-Fact** for **M. E. Shelby**, is 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, he, in his capacity as such **Attorney-In-Fact** and with full authority, executed the same voluntarily on the day the same bears date. *Allen S. Byrd*

Given under my hand and official seal this 27th day of December, 2024.

Kelly M Jones
Notary Public

Print Name: *Kelly M Jones*

My Commission Expires: 2-2-2027

