

Send Tax Notice to:
Kristin Lynn Martin
2135 Highway 77
Columbiana, AL 35051

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

File: PEL-25-368

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND 00/100 (\$174,000.00) 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 **William Mason Parker and Tami Russ, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

157 Huntley Ridge Dr., Pelham, AL 35124

by **Kristin Lynn Martin (herein referred to as "Grantee")**, whose mailing address is

2135 Highway 77, Columbiana, AL 35051

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 **2135 Highway 77, Columbiana, AL 35051**, 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.

\$170,848.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 31 day of January, 2025.

William Mason Parker
William Mason Parker

Tami Russ
Tami Russ

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that William Mason Parker and Tami Russ 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 31 day of January, 2025.

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

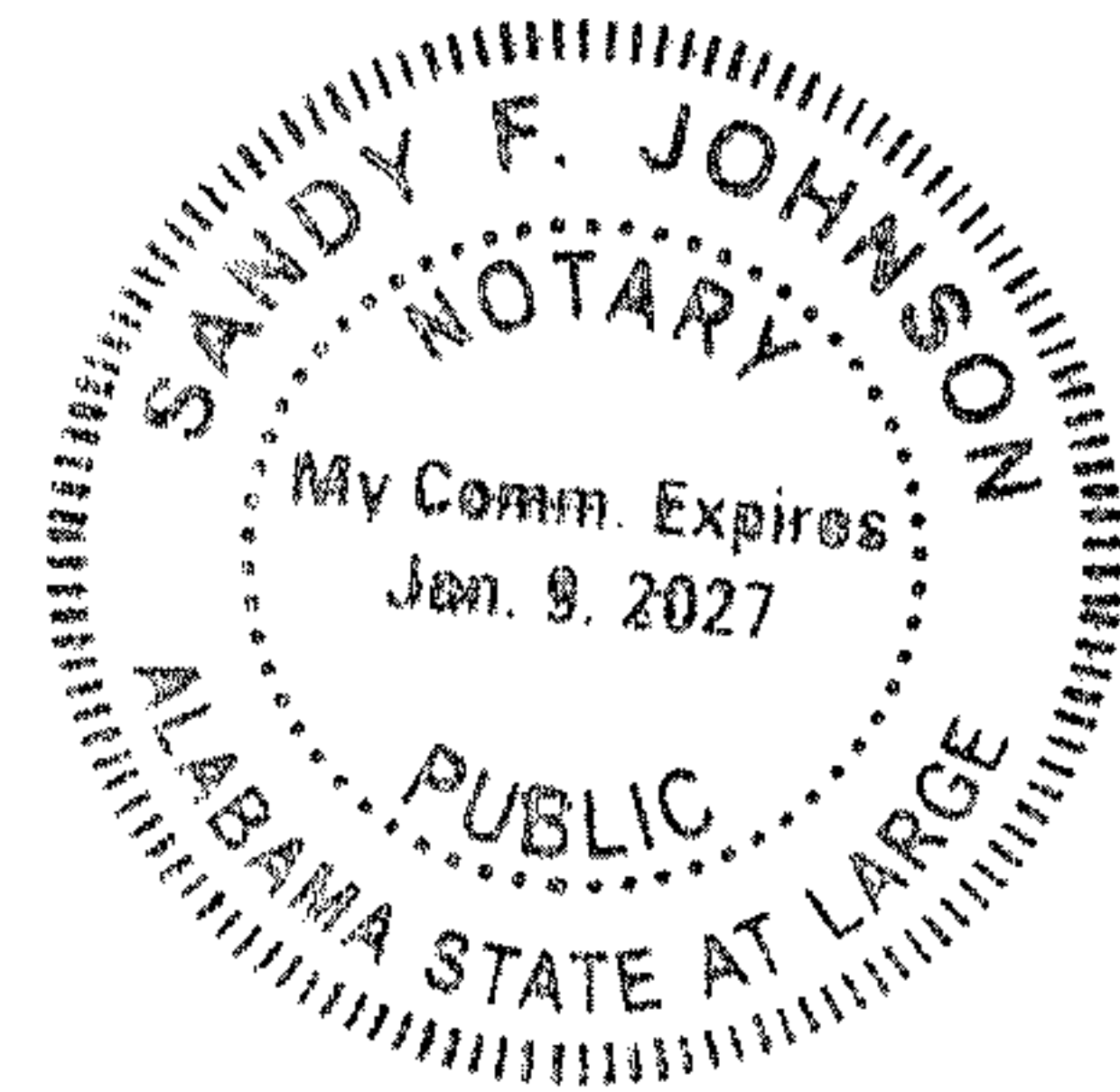


EXHIBIT A

Property 1:

Commence at the SE corner of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 84°15'43" West a distance of 30.16 feet to the Westerly R.O.W. line of Shelby County Highway 77 and the POINT OF BEGINNING; thence South 89°10'39" West and leaving said R.O.W. line a distance of 177.85 feet; thence North 00°00'00" West a distance of 210.00 feet; thence North 89°11'33" East a distance of 176.30 feet to the Westerly R.O.W. line of Shelby County Highway 77; thence South 00°25'25" East and along said R.O.W. line a distance of 209.94 to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2025 02:37:05 PM
\$31.50 PAYGE
20250204000034590

Allen S. Bayal