

Send Tax Notice to:
Noah Landry and Raylee Alford
Landry
102 Highland Dr.
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-1408**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00) 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

Jeff D. Hand, III, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

1404 Crossing Way, Auburn, AL 36830

by **Noah Landry and Raylee Alford Landry (herein referred to as "Grantee," whether one or more)**, whose mailing address is

102 Highland Dr., Columbiana, AL 35051

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 **102 Highland Dr, 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.

\$203,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Lillian Hand, who acquired title in the deed recorded at Book 306, Page 959, is deceased, having died on or about March 13, 1988. She was survived by her spouse, Jeff D. Hand, Jr.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous hereto.

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 3rd day of APRIL, 2025.

Jeff D. Hand, III
Jeff D. Hand, III

STATE OF ALABAMA
COUNTY OF Lee

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeff D. Hand, III 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 3rd day of April, 2025.

Debbie M. Neal

Notary Public

My Commission Expires: 10/01/2026

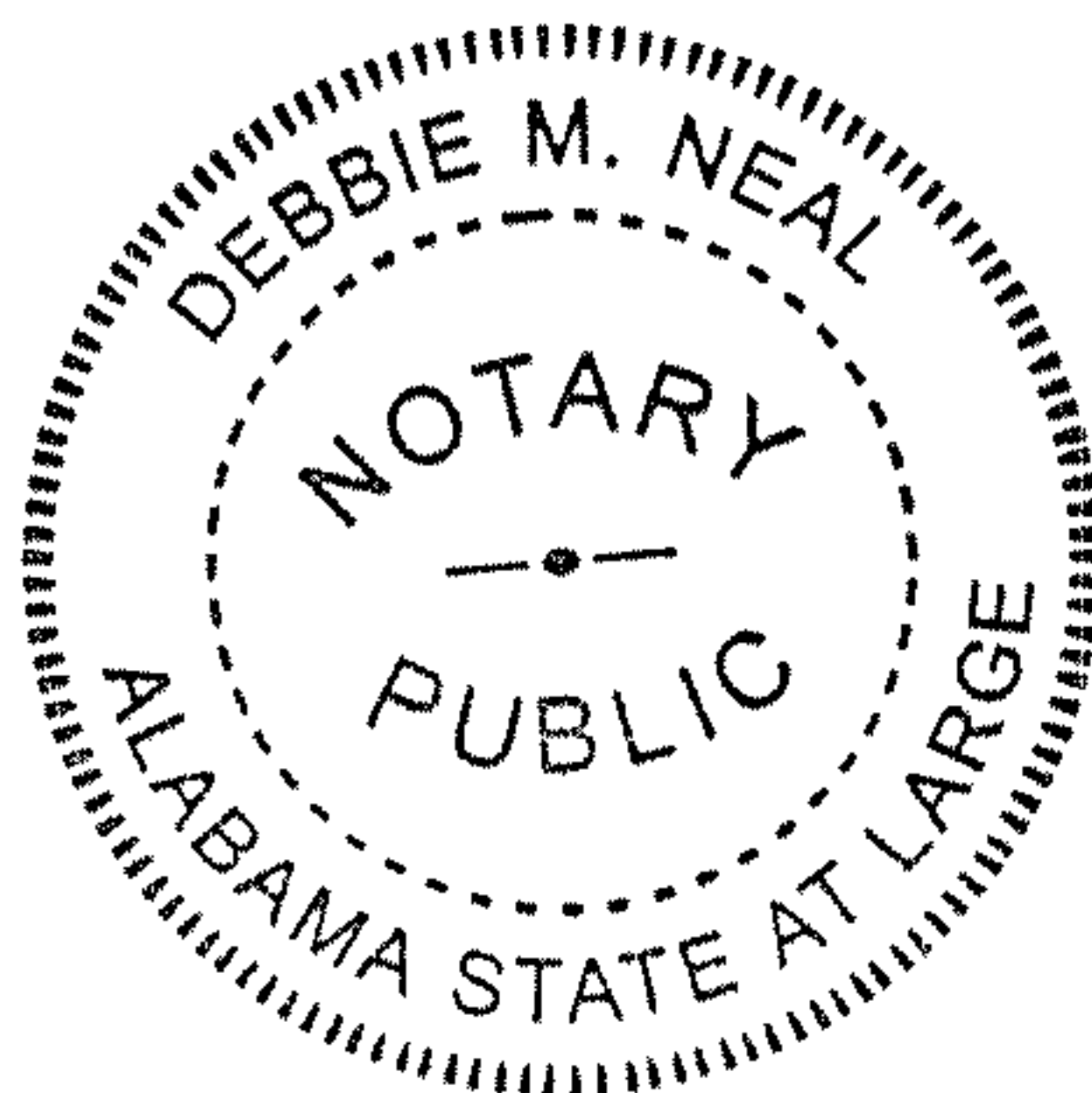


EXHIBIT A**Property 1:**

Commence at the SW corner of SE 1/4 of NE 1/4 of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 18.70 feet; thence turn an angle of 88 deg. 05 min. to the left and run a distance of 964.16 feet to the Southeast R.O.W. line of Alabama State Highway #25; thence turn an angle of 28 deg. 15 min. to the right and run along said R.O.W. line a distance of 81.39 feet; thence turn an angle of 87 deg. 30 min. to the right and run a distance of 17.62 feet to the point of beginning of the parcel of land herein conveyed; thence continue in the same direction for a distance of 232.38 feet; thence turn 87 deg. 30 min. to the left and run 114.30 feet; thence turn 78 deg. 01 min. 30 sec. to the left and run 182.95 feet; thence turn 94 deg. 38 min. to the left and run 30.80 feet; thence turn 30 deg. 57 min. 30 sec. to the right and run 66.09 feet; thence turn 32 deg. 23 min. to the left and run 80.40 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4 of Section 24, Township 21 South, Range 1 West, and contains 0.68 acre.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 12:41:35 PM
\$45.00 BRITTANI
20250409000105590

Alvin S. Boyd