

Send Tax Notice to:
Spencer Chase Thompson
5312 S. Shades Crest Rd.

Helena, AL 35022

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

File: **PEL-25-2598**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** 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 **Christopher Brian Mcinish, and Angela Mcinish, Formerly Known As Angela S. Carter, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is 8103 Madison Ave., Helena, AL 35080

by **Spencer Chase Thompson (herein referred to as "Grantee")**, whose mailing address is 5312 S. Shades Crest Rd., Helena, AL 35022

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 **5312 S. Shades Crest Rd., Helena, AL 35022,** 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.

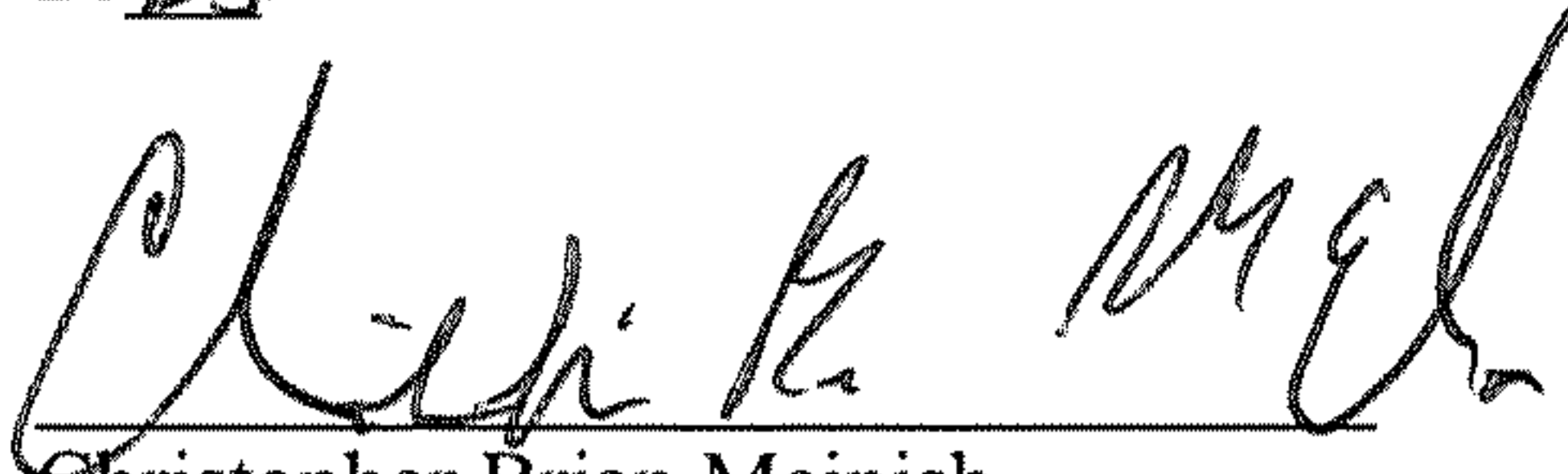
MINING AND MINERAL RIGHTS EXCEPTED.

\$260,000.00 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 28 day of March, 2025.

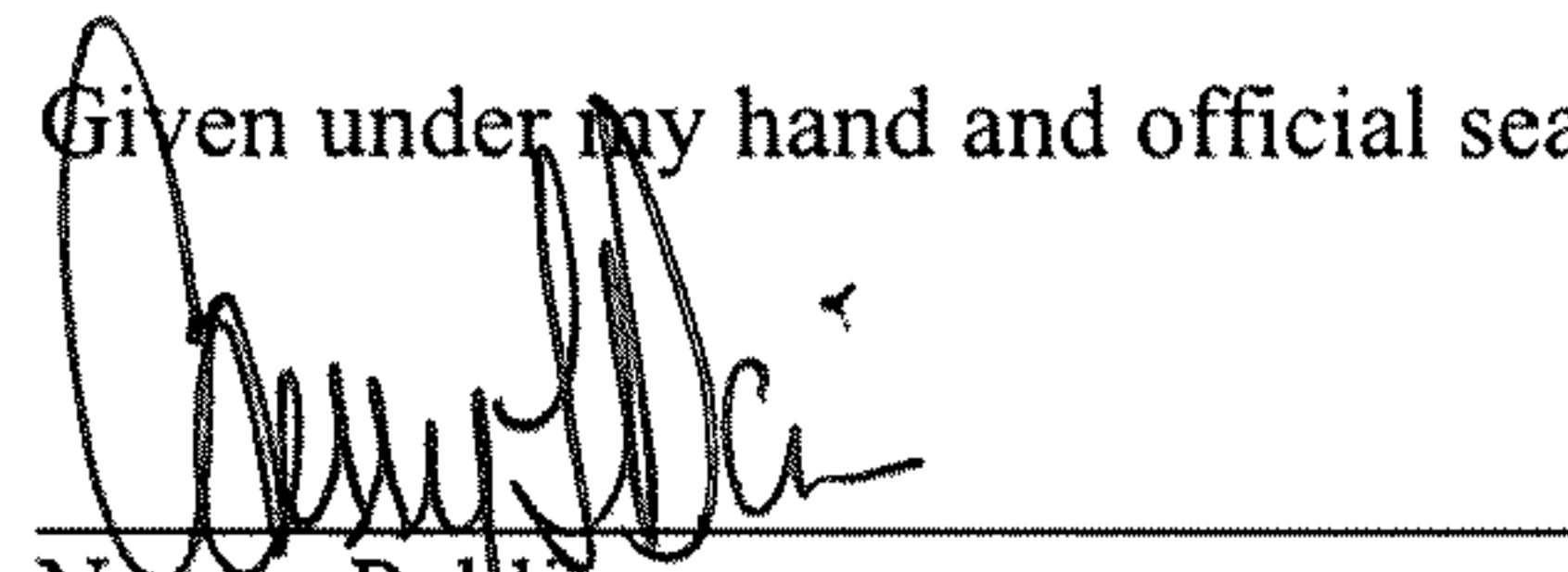

Christopher Brian Mcinish


Angela Mcinish

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Brian Mcinish and Angela Mcinish 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 28 day of March, 2025.


Notary Public

My Commission Expires: 05/02/2026

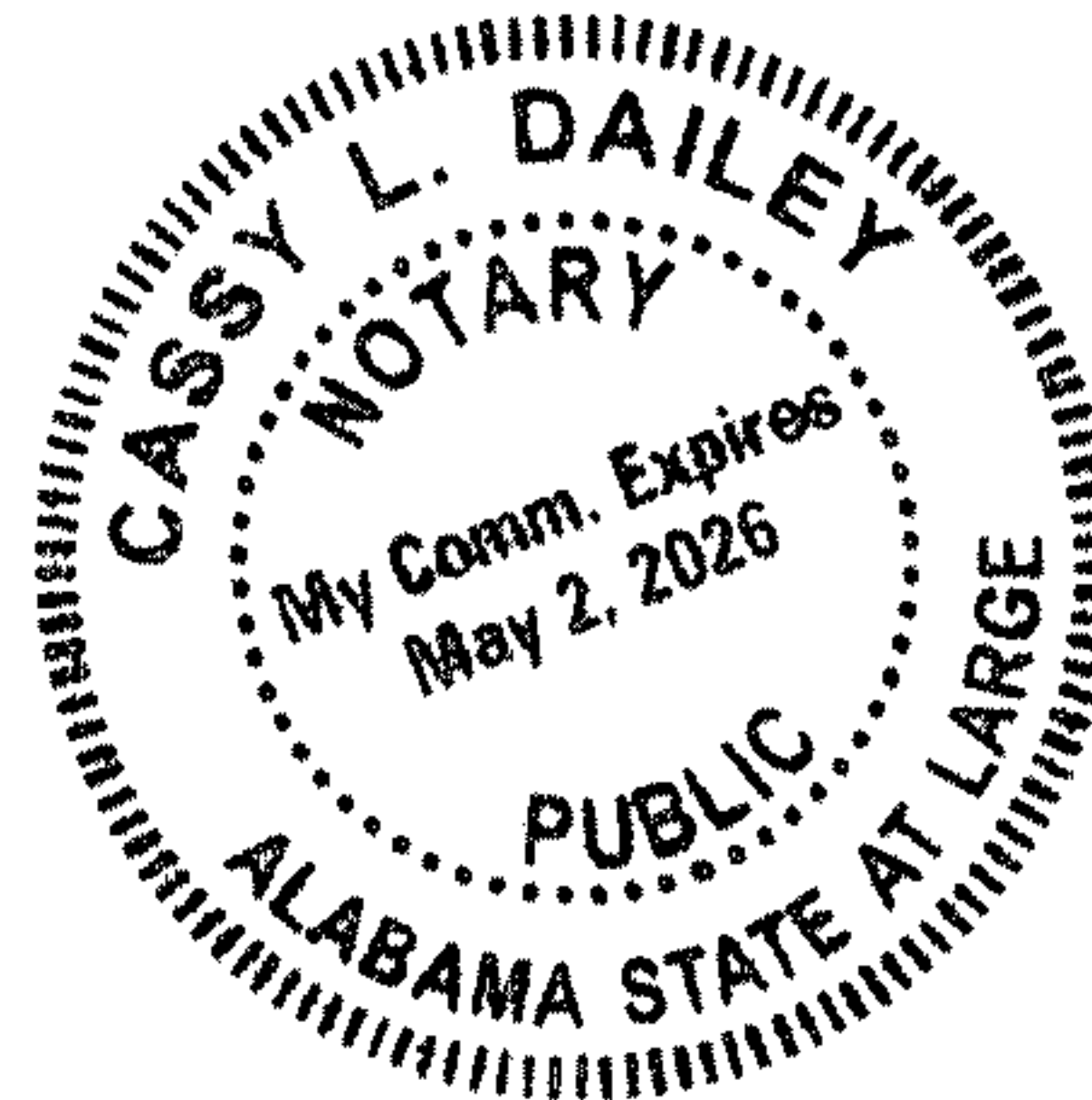


EXHIBIT A**Property 1:**

The following described real property situated in Shelby County, Alabama, to-wit: Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the West line of said Section 28, 382.94 feet for a point; thence 58 degrees 52 minutes right 519.29 feet to a point; thence 90 degrees 01 minutes right 650.0 feet to a point; thence 86 degrees 25 minutes 38 seconds left 180.30 feet to a point; thence 13 degrees 37 minutes 38 seconds right 150.0 feet to the point of beginning of the property being described; thence 9 degrees 13 minutes 30 seconds right 137.48 feet to a point; thence 58 degrees 10 minutes right 150.0 feet to a point on the North right of way line of Shades Crest Road; thence 118 degrees 56 minutes 41 seconds right and along said right of way line 150.79 feet to a point; thence 66 degrees 49 minutes 49 seconds right 150.40 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 02:19:20 PM
\$319.00 BRITTANI
20250409000105760

Allen S. Bayl