



20250729000230090 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
07/29/2025 12:36:18 PM FILED/CERT

*****This deed is being prepared without benefit of title per the grantor's request.*****

Send Tax Notice to:
Kent Allan Loveless
5374 Hwy 10
Montevallo, AL 35115

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THIRTY FIVE THOUSAND AND 00/100 (\$35,000.00)** 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 **Brenda Perry, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

848 Hwy 10 Montevallo, AL 35115

by **Kent Allan Loveless (herein referred to as "Grantee")**, whose mailing address is

5374 Hwy 10, Montevallo, AL 35115

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 **5374 Hwy 10, Montevallo, AL 35115**, and more particularly described as:

Beginning at the NW corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22, Range 4 West, and running due East 130 feet to the center of Boothton and Montevallo Public Road, this being the point of beginning. Thence up said road 456 feet; thence North 355 feet; thence West 200 feet to the point of beginning.

Less and except, parcel of land conveyed to grantor to Herbert L. Harper and Betty L. Harper, as described in that certain deed recorded in Deed Book 256 page 822 in the Probate Office of Shelby County, Alabama.

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.

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.

Shelby County, AL 07/29/2025
State of Alabama
Deed Tax: \$35.00



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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16 day of June, 2025

Brenda Perry
Brenda Perry

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Brenda Perry 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 16 day of June, 2025.

Kristen Gray
Notary Public
My Commission Expires:

