

Send Tax Notice to:
McNeal Properties LLC
28 Crawfish Dr.
Shelby, AL 35143

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

File: **PEL-25-7714**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FORTY TWO THOUSAND AND 00/100 (\$42,000.00) 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 **Johnathon Duncan, a married person (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

2585 Marvel Road, Brierfield, AL 35035

by **McNeal Properties LLC (herein referred to as “Grantee”)**, whose mailing address is

28 Crawfish Drive, Shelby, AL 35143

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 **4194 HWY 22, Montevallo, AL 35115**, 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.

The property herein conveyed does not constitute the homestead of the Grantor, nor is it contiguous hereto.

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.

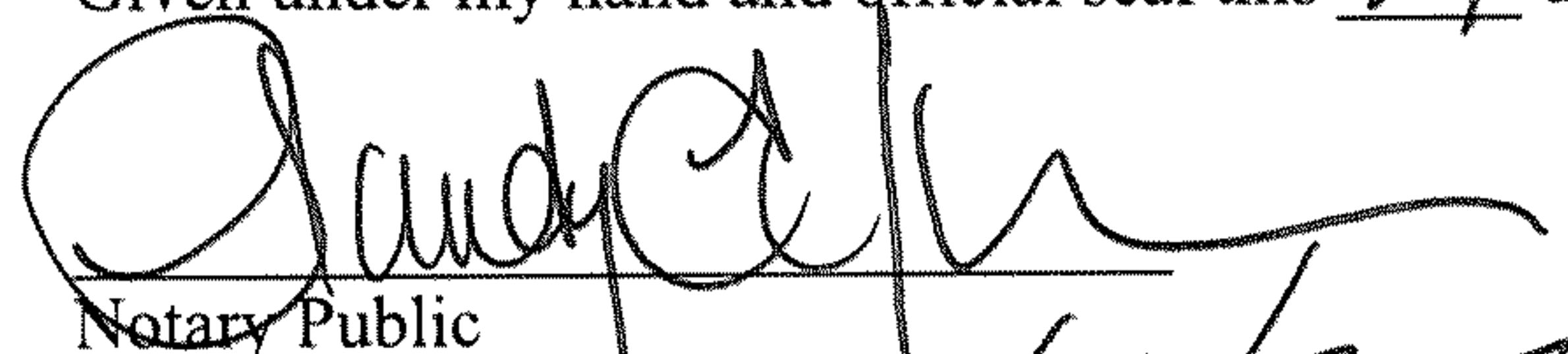
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of July,
2025.


Johnathon Duncan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Johnathon Duncan 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 29 day of July, 2025.


Notary Public
My Commission Expires: 01/09/2027

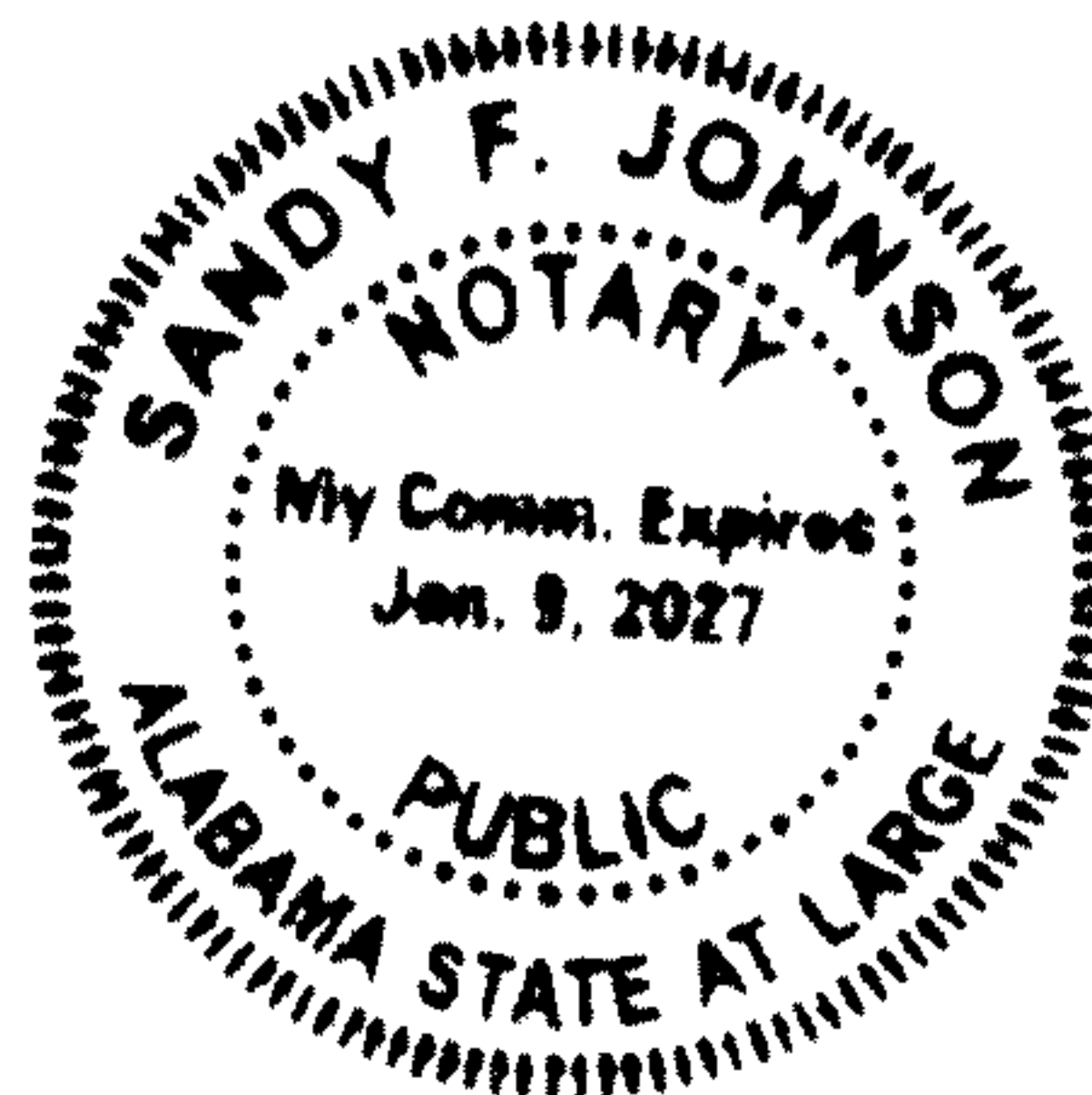


EXHIBIT A**Property 1:**

Begin at a red oak tree in the Tuscaloosa Public road; thence run east 35 yards along said public road; thence south 35 yards; thence west 35 yards; thence northeast to beginning point at said oak tree, containing one fourth of an acre in the northwest corner of the northeast quarter of the southeast quarter of Section 5, Township 22, Range 3 West, more particularly described as follows; Red Oak tree in the Tuscaloosa Public road, no longer existing,

Commence at the Northwest corner of the NW 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West; thence south $88^{\circ} 36'$ east for a distance of 332.65 feet; thence turn right $1^{\circ} 46'$ and run southeasterly 592.75 feet; thence turn left $0^{\circ} 33'$ and run southeasterly 444.40 feet; thence turn right $5^{\circ} 04'$ and run southeasterly 241.25 feet to the point of beginning; thence turn right $87^{\circ} 30'$ and run southerly 99.60 feet; thence turn right $88^{\circ} 49' 43''$ and run westerly 60.16 feet; thence turn left $91^{\circ} 42'$ and run southerly 7.17 feet; thence turn right 90° and run westerly 45.11 feet; thence turn right $92^{\circ} 52' 35''$ and run northerly 105.00 feet; thence turn right $87^{\circ} 08' 25''$ and run easterly 105.0 feet to the point of beginning. According to the survey of Ernest O. Little, Jr., dated June 29, 1977 and recorded at Book 343, Page 15.

The property being conveyed includes a 1996 Clayton Discovery mobile home, Serial # CLA038638TN.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2025 12:24:23 PM
\$70.00 PAYGE
20250805000238820

Allen S. Bayl