

Send Tax Notice to:
Whitney Washington and Angela
Washington
1319 Highway 47
Columbiana, AL 35051

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

File: **PEL-25-3188**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHT THOUSAND AND 00/100 (\$308,000.00) 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 **Issiac D. Dickens and Arkia Northern-Dickens, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

11665 Southeast 217th Place, Kent, WA 98031

by **Whitney Washington and Angela Washington, also known as Angel Washington (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1319 Highway 47, 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 **1319 Highway 47, 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.

The property herein conveyed does not constitute the homestead of Issiac D. Dickens, nor that of his spouse, Arkia Northern-Dickens, neither is it contiguous thereto.

\$302,421.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 22 day of August, 2025.

[Signature]
Issiac D. Dickens

[Signature]
Arkia Northern-Dickens

STATE OF Washington

COUNTY OF King

I, the undersigned Notary Public in and for said County and State, hereby certify that Issiac D. Dickens and Arkia Northern-Dickens 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 22nd day of August, 2025.

[Signature]
Notary Public Carey Gindlesperger

My Commission Expires:

10-29-25



EXHIBIT A

Property 1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, THENCE NORTH 86 DEGREES 15 MINUTES EAST 660 FEET; THENCE NORTH 2 DEGREES 45 MINUTES WEST 212 FEET; THENCE SOUTH 86 DEGREES 15 MINUTES WEST 740.2 FEET; THENCE SOUTH 23 DEGREES 45 MINUTES EAST 210 FEET; THENCE NORTH 86 DEGREES 15 MINUTES EAST 21 FEET TO POINT OF BEGINNING, CONTAINING THREE AND 42/100 ACRES, MORE OR LESS, AND LOCATED IN SHELBY COUNTY, ALABAMA.

Parcel 1D:21 7 36 0 000 021.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 08:20:42 AM
\$34.00 PAYGE
20250916000278440

Allie S. Bayl