

Send Tax Notice to:
William H. Loper, Jr. and Mary Ann
Accavitti-Loper
1463 Caribbean Circle
Alabaster, AL 35007

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

File: **PEL-23-13695**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00) 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 **Amelia H. Norris, Also Known As Amelia Haley Norris, a widow (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3326 Eagle Trail, Opelika, AL 36801

by **William H. Loper, Jr. and Mary Ann Accavitti-Loper (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1463 Caribbean Cir, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **1463 Caribbean Cir, Alabaster, AL 35007**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$270,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Amelia H. Norris is the surviving grantee of that certain deed filed at Book 320, Page 368. Harold R. Norris, co-grantee, is deceased, having died on or about May 27, 2022.

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 21 day of October, 2023.

Amelia H. Norris Christie Scogin Brewer
Amelia H. Norris by Christie Scogin Brewer, her Agent

William Waits Brewer
Amelia H. Norris by William Waits Brewer, her Agent

State of Alabama
County of Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that **Christie Scogin Brewer** and **William Waits Brewer** whose name(s) as Co-Agents for **Amelia H. Norris** is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as the act of said Principal, on the day the same bears date.

Given under my hand this 21 day of October, A. D. 2023.

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026



EXHIBIT A

Property 1:

Lot 29, Block 5, according to the Survey of Southwind Third Sector, as recorded in Map Book 7, page 25A & 25B,
in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 12:07:41 PM
\$42.50 JOANN
20231102000322930

Allen S. Bayl