

2023-090

Send tax notice to: Travis Dewayne Hill and Joy Moore-Smith, 560 Reach Drive, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy-Five Thousand and No/100 (\$275,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Veronica Zhang McGreer, a single woman, whose mailing address is:

5510 Highway 200, Suite 111, Birmingham, AL 35242
herein referred to as Grantor (whether one or more), grant, bargain, sell and convey unto

Travis Dewayne Hill and Joy Moore-Smith, whose mailing address is:

560 Reach Drive, Birmingham, AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 560 Reach Drive, Birmingham, AL 35242, to-wit**

Lot 46, according to the Final Record Plat of Narrows Reach Sector, Phase 2 as recorded in Map Book 30, pages 58A & B, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument 2000-9755; 1st Amendment recorded in Instrument 2000-17136; 2nd Amendment recorded in Instrument 2000-36696; 3rd Amendment recorded in Instrument 2001-38328; 4th Amendment recorded in Instrument 20020905000424180, 5th Amendment recorded in Instrument 20021017000508250 and 6th Amendment recorded in Instrument 20030716000450980, 7th Amendment recorded in Instrument 20050931000450840, 8th Amendment recorded in Instrument 20061031000537350, 9th Amendment recorded in Instrument 20061211000599540, 10th Amendment recorded in Instrument 20070607000266840 and 11th Amendment recorded in Instrument 20080711000280890, 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
04/04/2024 09:45:08 AM
\$26.00 JOANN
20240404000092820

Allie S. Byrd

Subject to all easements, restrictions and rights of way of record.

\$270,019.00 of the above-mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.

\$9,625.00 of the above-mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.

Veronica Zhang McGreer is the surviving grantee of that deed recorded as Instrument Number 20180816000294210. The other grantee, Jerry W. McGreer, having died on November 10, 2023.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 29 day of March 2024.

Veronica Zhang McGreer

Veronica Zhang McGreer

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Veronica Zhang McGreer**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of March 2024.

Nedra McClinton Garrett

NOTARY PUBLIC

My Commission expires: 6-26-2024

