

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Matthew K. Casey
1095 Dublin Way
Birmingham, AL 35242-6675

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Six Thousand Dollars and No Cents (\$346,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Ammie Dell Barrett, a married woman, whose mailing address is:

635 Bennett Drive, Alabaster, AL 35007

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Matthew K. Casey, whose mailing address is:

1095 Dublin Way, Birmingham, AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 40A, according to the Survey of Dunnavant Square Resurvey, as recorded in Map Book 42, page 123A, 123B, and 123C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument No. 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration")

Subject to: All easements, restrictions and rights of way of record.

\$311,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married woman, however, this property is not the homestead of the Grantor or her spouse.

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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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.

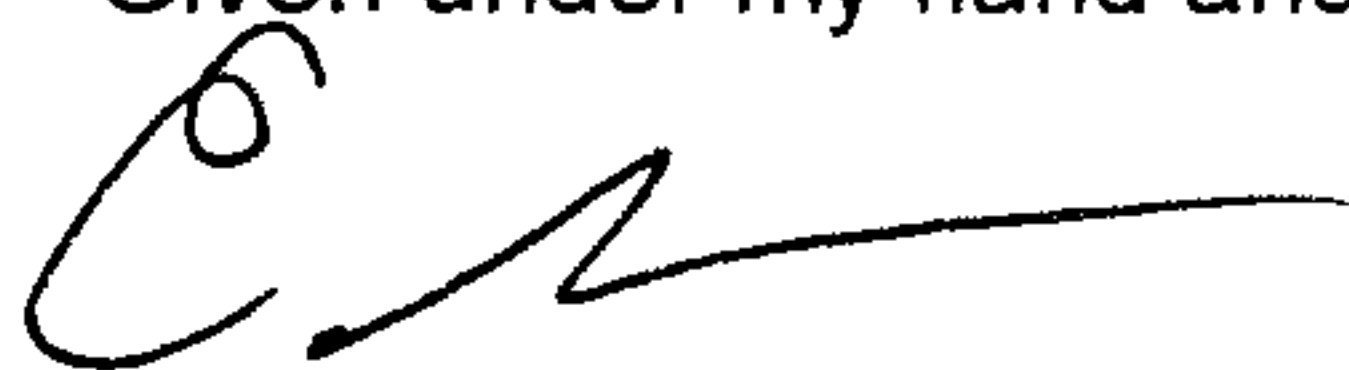
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 22nd day of February, 2021.


Ammie Dell Barrett

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Ammie Dell Barrett, a married woman 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of February, 2021.

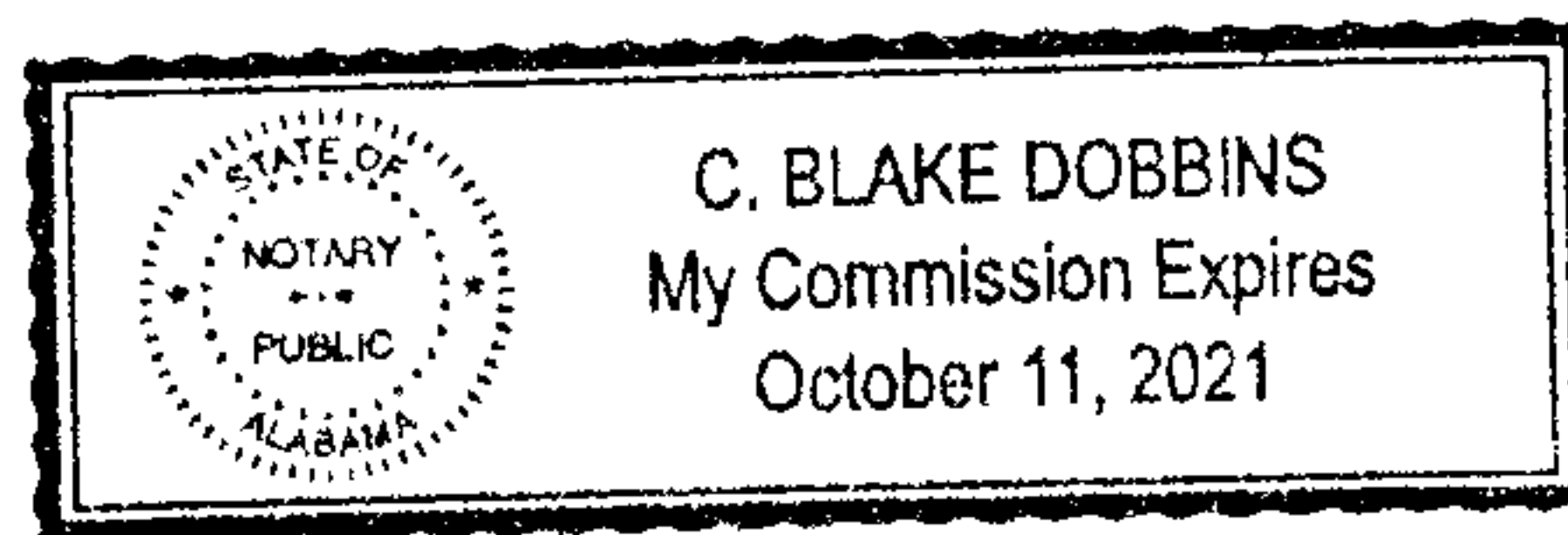


Notary Public, State of Alabama



Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2021 08:05:04 AM
\$60.00 CHERRY
20210416000189400

