

20210720000351710
07/20/2021 01:19:58 PM
DEEDS 1/2

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

Send Tax Notice To:
Karin E. Riley
2068 Eagle Ridge Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Six Thousand Three Hundred Twenty Two Dollars and No Cents (\$326,322.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, MaryAnn Gear and Darryl M. Gear, husband and wife, whose mailing address is: 1661 Wingfield Drive, Birmingham, AL 35242, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Karin E. Riley, whose mailing address is: 2068 Eagle Ridge Drive, 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 24, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A & B, in the Probate Office of Shelby County, Alabama.

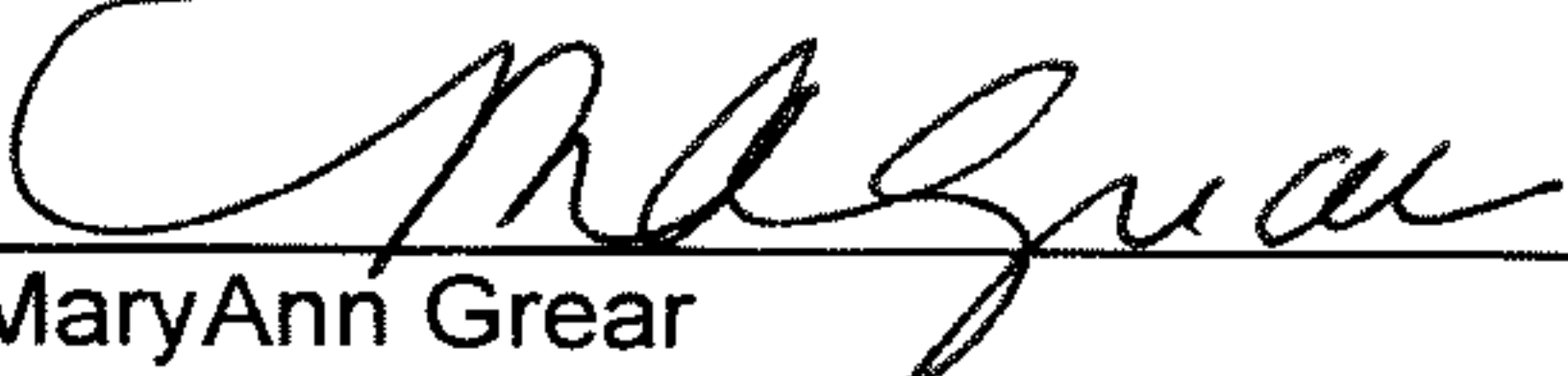
Subject to: All easements, restrictions and rights of way of record.

\$310,005.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

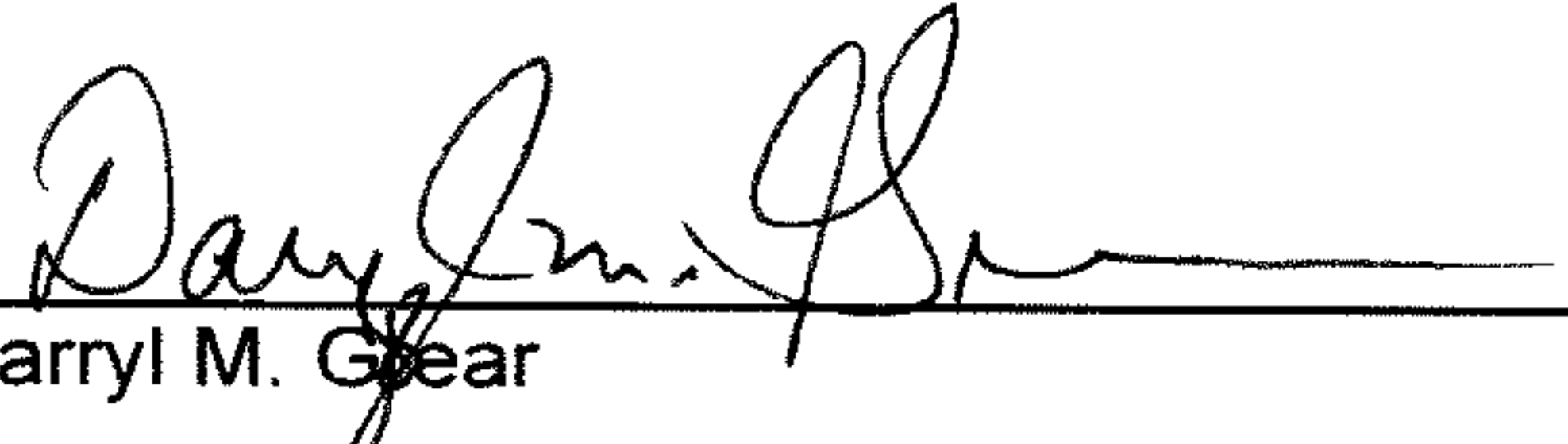
TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 15th day of July, 2021.



MaryAnn Grear




Darryl M. Grear

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that MaryAnn Grear and Darryl M. Grear is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

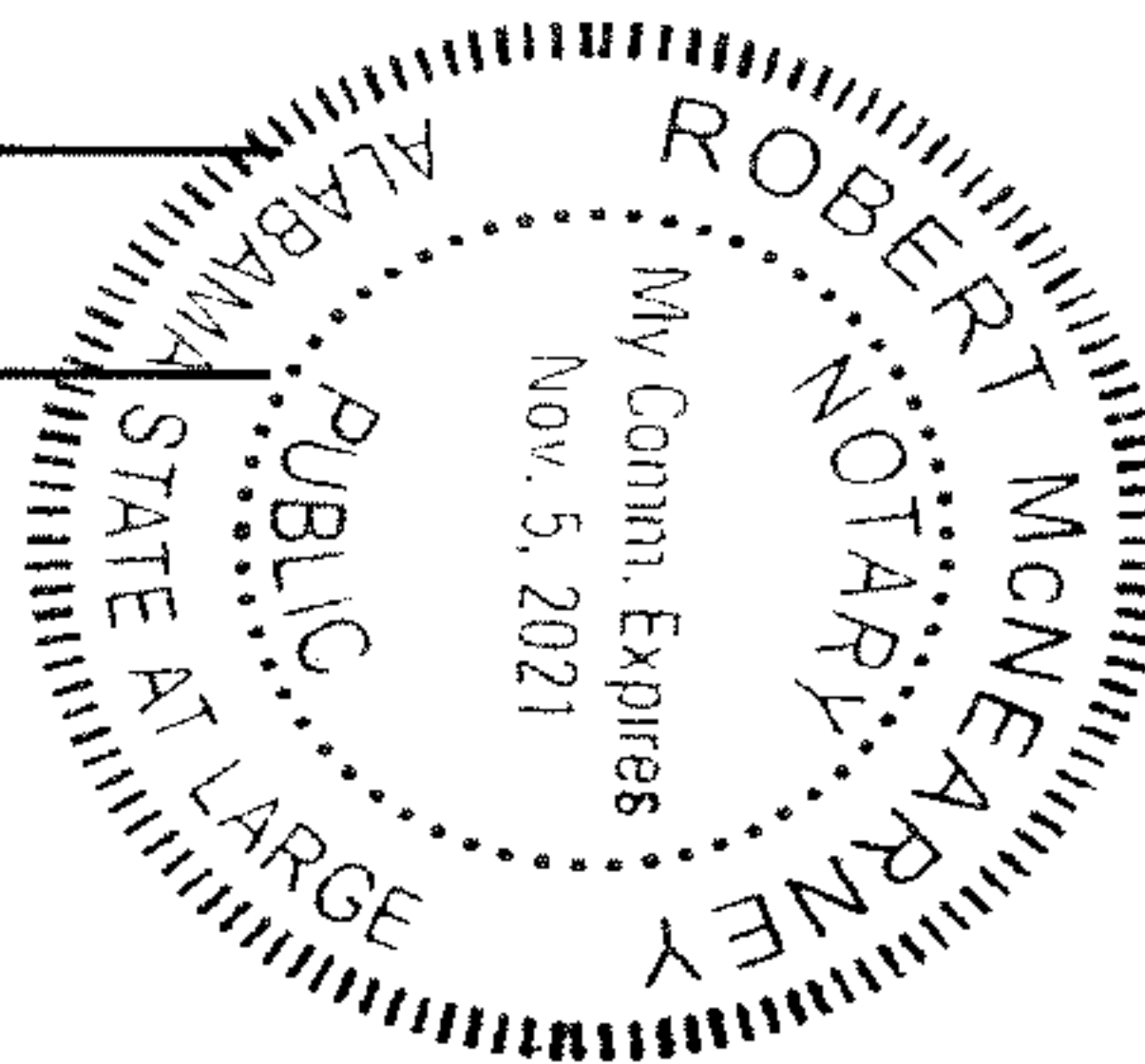
Given under my hand and official seal, this the 15th day of July, 2021.



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
07/20/2021 01:19:58 PM
\$41.50 CHERRY
20210720000351710

