

Send tax notice to: Brian Sivel, 6044 Terrace Hills Dr., Hoover, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred fifty-nine thousand four hundred and no/100 (\$359,400.00) 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,

**Charles Randall Merritt and Gwen Ellen Merritt as Trustees of the Charles Randall Merritt and Gwen Ellen Merritt Revocable Living Trust dated December 23, 2020,**  
whose mailing address is:

311 Ventana Blvd Santa Rosa Beach, FL 32459

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

**Brian Sivel whose mailing address is:  
6044 Terrace Hills Dr., Hoover, Al. 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 6044 Terrace Hills Dr., Hoover, Al. 35242 to-wit:

Lot 9, according to the final record plat of Greystone Farms, Terrace Hills, as recorded in Map Book 24, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$359,400 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 we have hereunto set our hands(s) and seal(s) this 3 day of September, 2021.

*Charles R Merritt, Trustee*  
CHARLES RANDALL MERRITT AS TRUSTEE  
OF THE CHARLES RANDALL MERRITT AND  
GWEN ELLEN MERRITT REVOCABLE LIVING  
TRUST DATED DECEMBER 23, 2020

*Gwen Ellen Merritt, Trustee*  
GWEN ELLEN MERRITT AS TRUSTEE OF THE  
CHARLES RANDALL MERRITT AND GWEN  
ELLEN MERRITT REVOCABLE LIVING TRUST  
DATED DECEMBER 23, 2020

State of ALABAMA  
County of JEFFERSON



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2021 10:39:30 AM  
\$27.00 JOANN  
20210922000462390

*Allie S. Bezel*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Randall Merritt and Gwen Ellen Merritt, Trustees whose name 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 they as Trustees of The Charles Randall Merritt and Gwen Ellen Merritt Revocable Living Trust dated December 23, 2020 and in their capacity as Trustees have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 3 day of September, 2021.

My commission expires:

*Nedra McClinton Garrett*  
NOTARY PUBLIC

