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05/10/2022 02:53:32 PM  
DEEDS 1/3

Send Tax Notice to:

Katherine Michelle Martin  
& Joshua Paul McFarland  
145 Sommersby Cir.,  
Pelham, AL 35124

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: BHM-22-310

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY TWO THOUSAND AND 00/100 (\$242,000.00)** 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 **Jeffrey L. Dillard, a married man and Nicholas A. Dillard and Adrienne B. Dillard, husband and wife (herein referred to as "Grantor," whether one or more),** whose mailing address is 112 Heather Way, Pelham, AL 35124

by **Katherine Michelle Martin and Joshua Paul McFarland (herein referred to as "Grantee," whether one or more),** whose mailing address is

145 Sommersby Cir., Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **145 Sommersby Cir., Pelham, AL 35124**, 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, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

**\$215,650.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITHE.**

**The above described property is not the homestead of Jeffrey L. Dillard, nor his spouse, as referenced in Code Section 6-10-2.**

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 10 day of May,  
2022.

Jeffrey L. Dillard  
Jeffrey L. Dillard  
Nicholas A. Dillard  
Nicholas A. Dillard  
Adrienne B. Dillard  
Adrienne B. Dillard

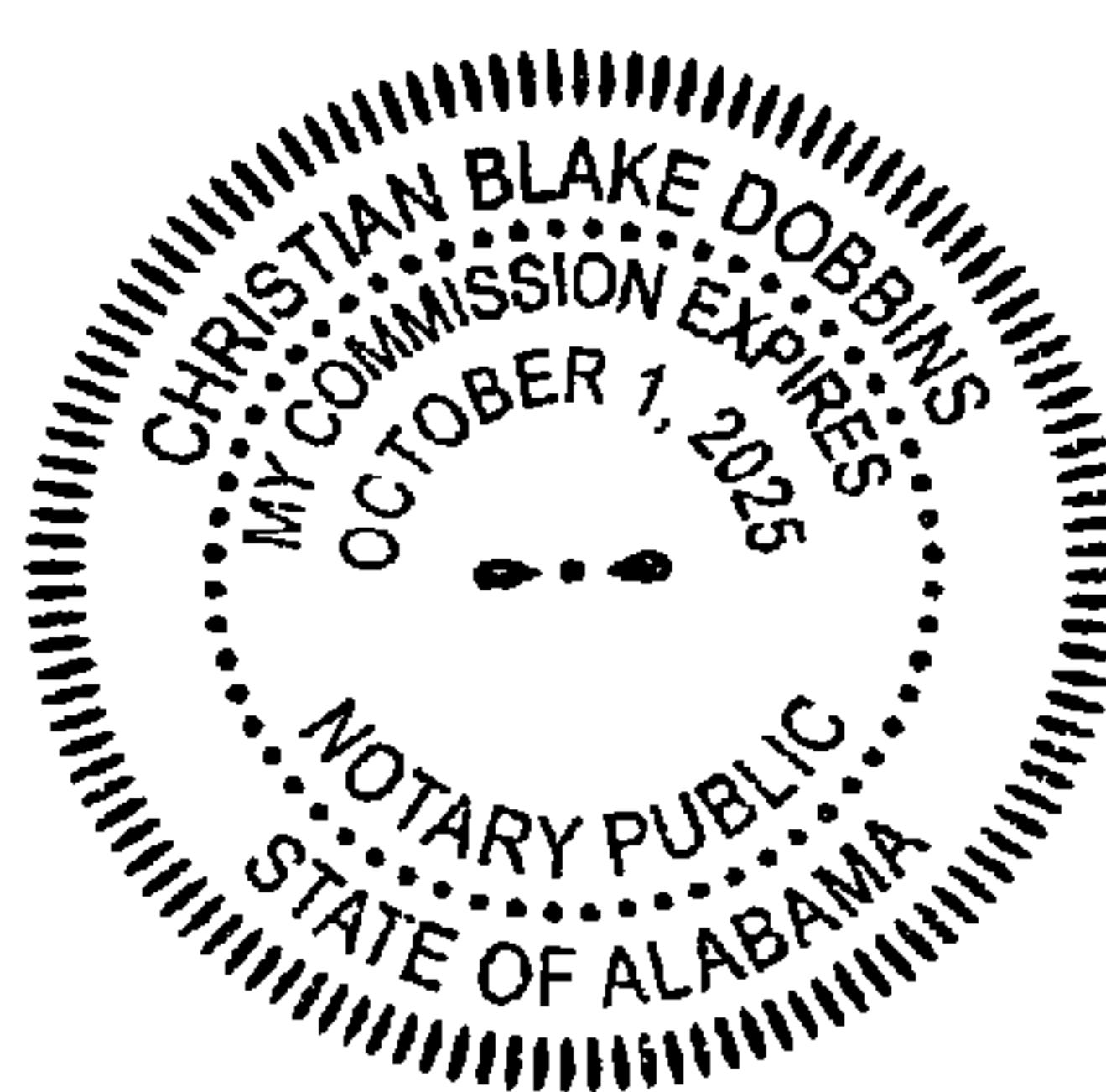
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey L. Dillard**, **Nicholas A. Dillard**, and **Adrienne B. Dillard**, whose name(s) 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 10 day of May, 2022.

Christian Blake Dobbins  
Notary Public

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 23, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, 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**  
**05/10/2022 02:53:32 PM**  
**\$55.50 PAYGE**  
**20220510000192210**

*Allen S. Boyd*