

Send Tax Notice to:
David L. Hamner and Brandy M.
Hamner
1513 Amberly Woods Circle
Helena, AL 35080

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

File: **BHM-22-1470**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) 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 **Amy D. Carr and Robert J. Carr, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1836 Kirkman Cove, Birmingham, AL 35242

by **David L. Hamner and Brandy M. Hamner (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1513 Amberly Woods Circle, Helena, AL 35080

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 **1081 Heritage Lake Drive-Parcel 5, Columbiana, AL 35051**, 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, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

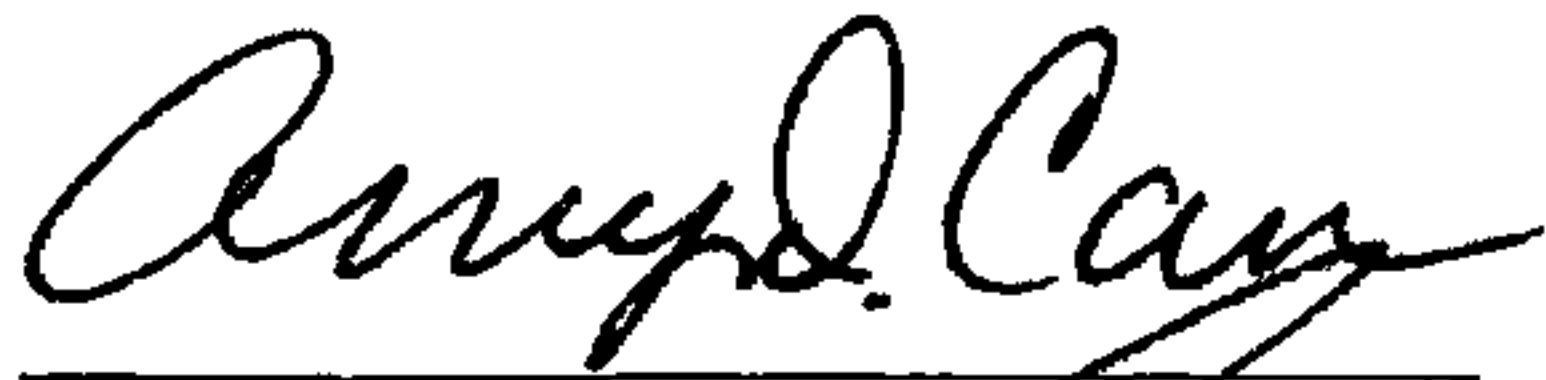
MINING AND MINERAL RIGHTS EXCEPTED.

\$187,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

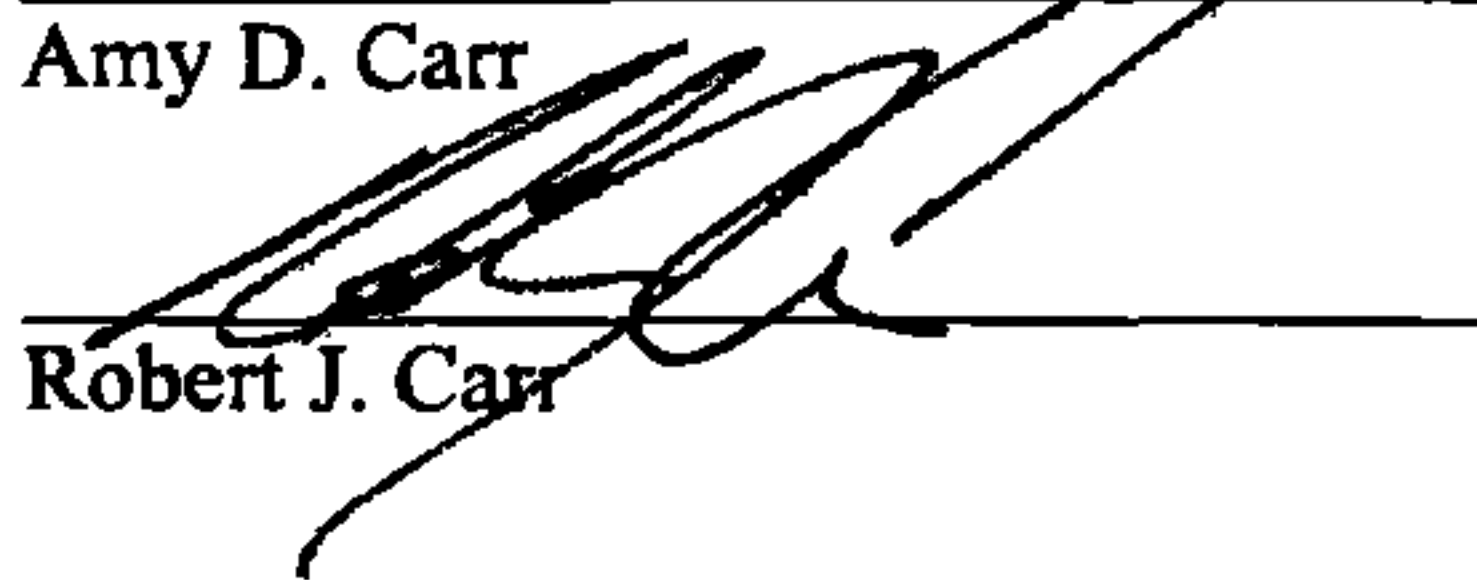
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 1 day of July, 2022.



Amy D. Carr

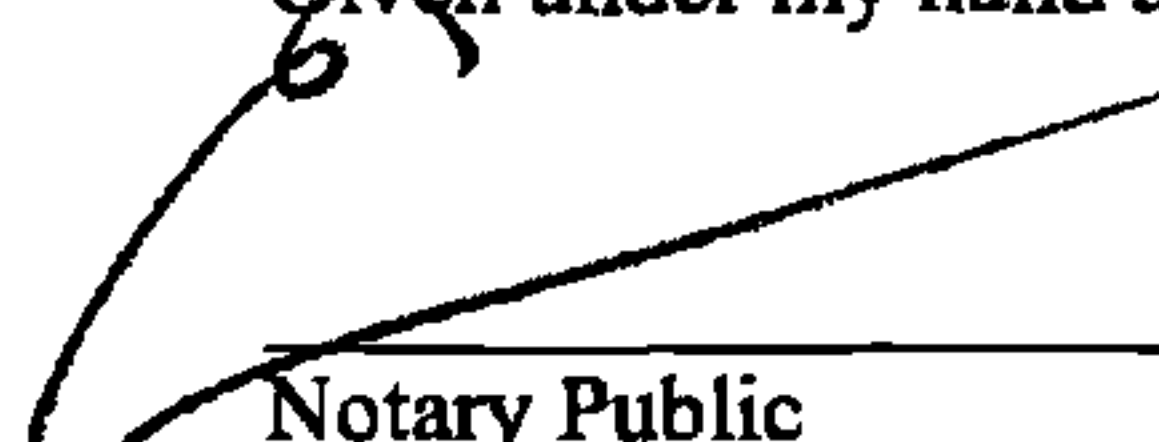


Robert J. Carr

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amy D. Carr and Robert J. Carr**, 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 1 day of July, 2022.


Notary Public

Printed Name

My Commission Expires:

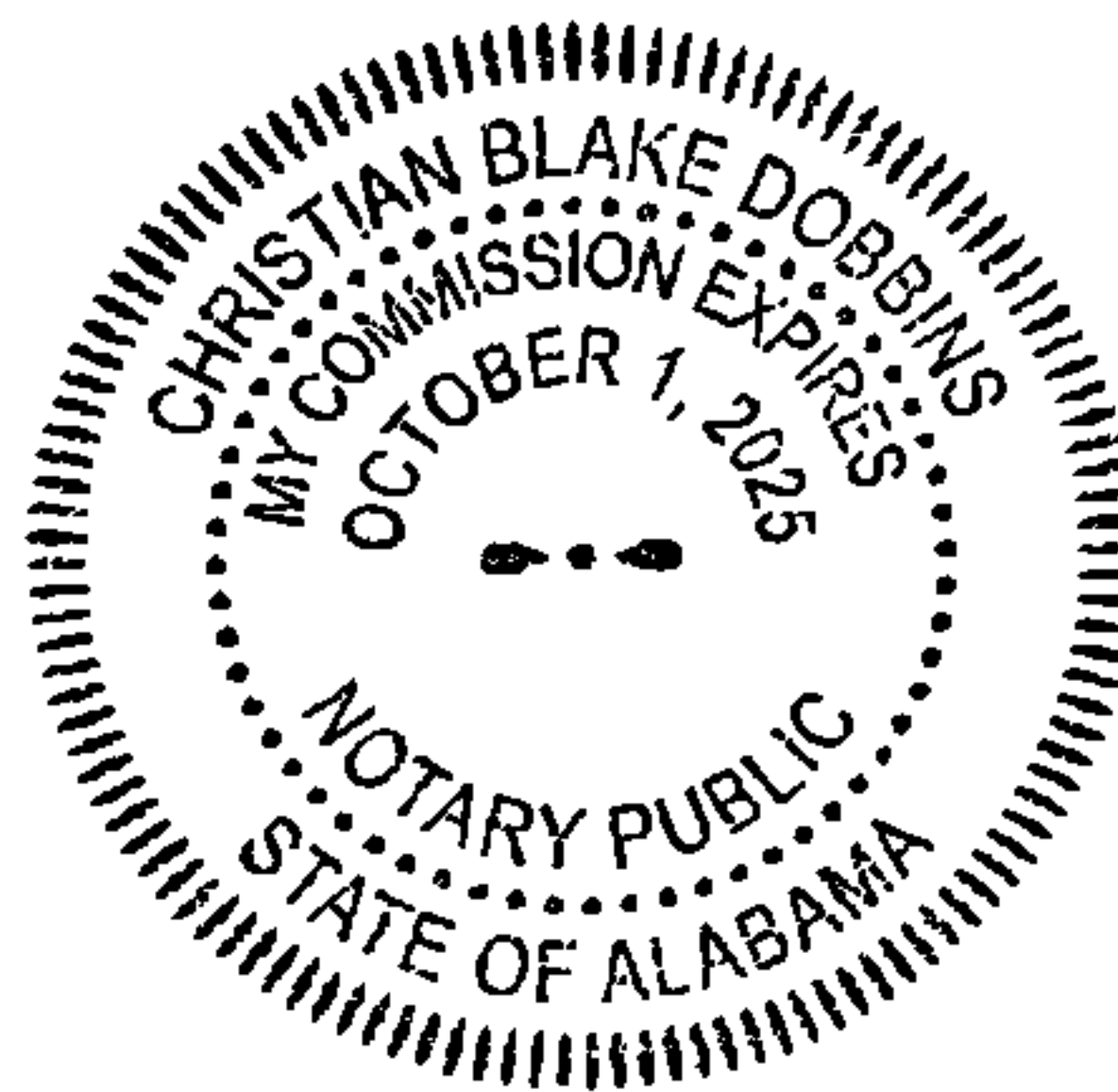


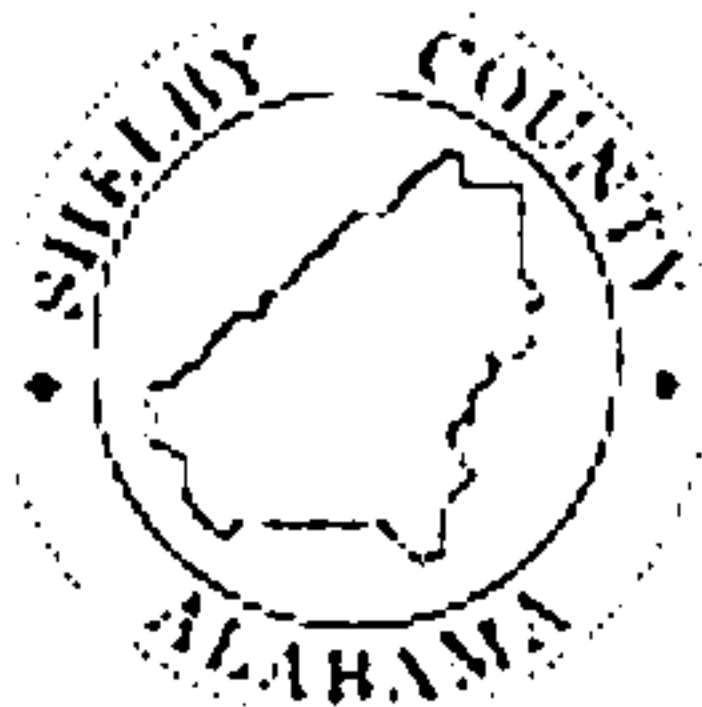
EXHIBIT A

Property 1:

A parcel of land described as follows: Commence at a 4" x 4" concrete monument in place being the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama; thence continue North 89 degrees 43 minutes 22 seconds East, along the North boundary of said quarter-quarter section, for a distance of 412.12 feet to the Point of Beginning, from this beginning point proceed South 67 degrees 44 minutes 07 seconds West for a distance of 1757.50 feet; thence proceed South 39 degrees 22 minutes 10 seconds West for a distance of 382.81 feet; thence proceed South 30 degrees 52 minutes 08 seconds East for a distance of 207.50 feet; thence continue South 30 degrees 52 minutes 08 seconds East for a distance of 223.35 feet; thence proceed North 14 degrees 39 minutes 14 seconds East for a distance of 202.74 feet; thence continue North 14 degrees 39 minutes 14 seconds East for a distance of 248.68 feet; thence proceed North 76 degrees 14 minutes 26 seconds East for a distance of 2010.60 feet to a point on the Easterly boundary of a 60 foot ingress, egress and utility easement; thence proceed North 17 degrees 11 minutes 17 seconds West along the Easterly boundary of said easement for a distance of 56.95 feet; thence proceed North 29 degrees 44 minutes 32 seconds West along the Easterly boundary of said easement for a distance of 111.15 feet; thence proceed North 48 degrees 29 minutes 22 seconds West along the Northeasterly boundary of said easement for a distance of 122.48 feet; thence proceed North 07 degrees 34 minutes 53 seconds West for a distance of 187.37 feet to a point on the North boundary of said quarter-quarter section; thence proceed South 89 degrees 43 minutes 22 seconds West along the North boundary of said quarter-quarter section for a distance of 230.46 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 1 West; and being situated in Shelby County, Alabama.

Reserving therefrom for the benefit of Grantor, and its successors and assigns a 60 foot ingress, egress and utility easement along the Northeasterly and Easterly boundary of said property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 08:52:08 AM
\$90.50 BRITTANI
20220705000264120

Allen S. Bayl