

Send Tax Notice to:
Barbara Ann Valentine-Miller, James
B. Spruell, Sr., and Cynthia E. Spruell
130 Heather Ln.
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-1629

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00) 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 **Timothy N. Castille and Dee M. Castille, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

208 Little Fawn Circle, Alabaster, AL 35007

by **Barbara Ann Valentine-Miller, James B. Spruell, Sr., and Cynthia E. Spruell (herein referred to as "Grantee," whether one or more)**, whose mailing address is

5960 Forest Lakes Cove, Sterrett, AL 35147

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 **130 Heather Ln, 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, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

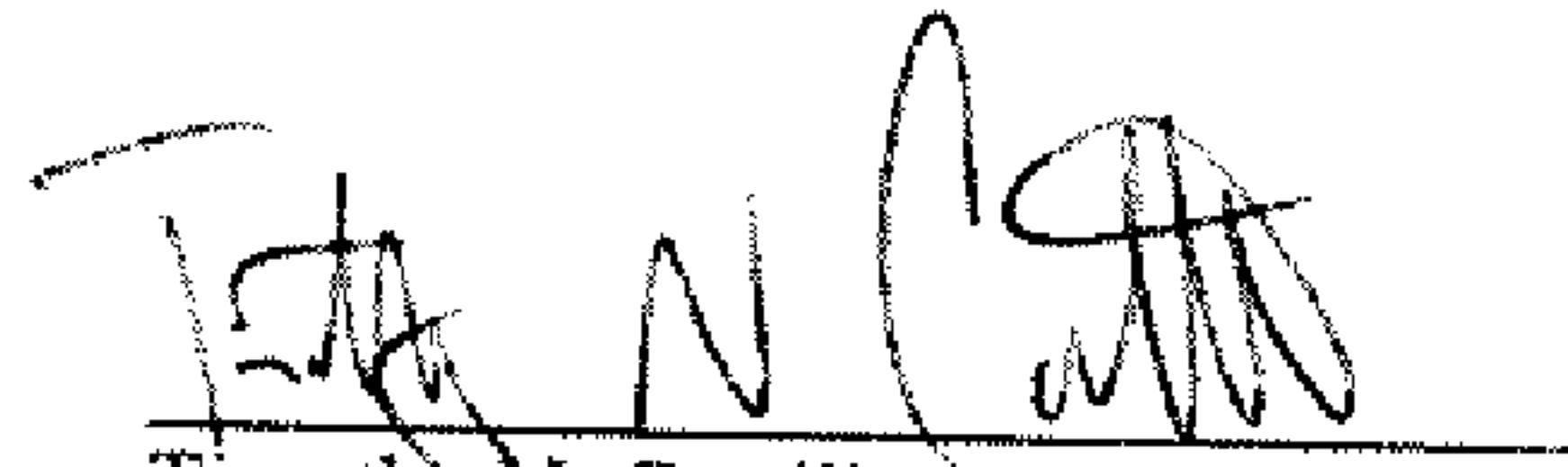
MINING AND MINERAL RIGHTS EXCEPTED.

\$225,000.00 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 7th day of July, 2022.



Timothy N. Castille



Dee M. Castille

State of Florida
County of Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy N. Castille and Dee M. Castille**, 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 7th day of July, 2022.

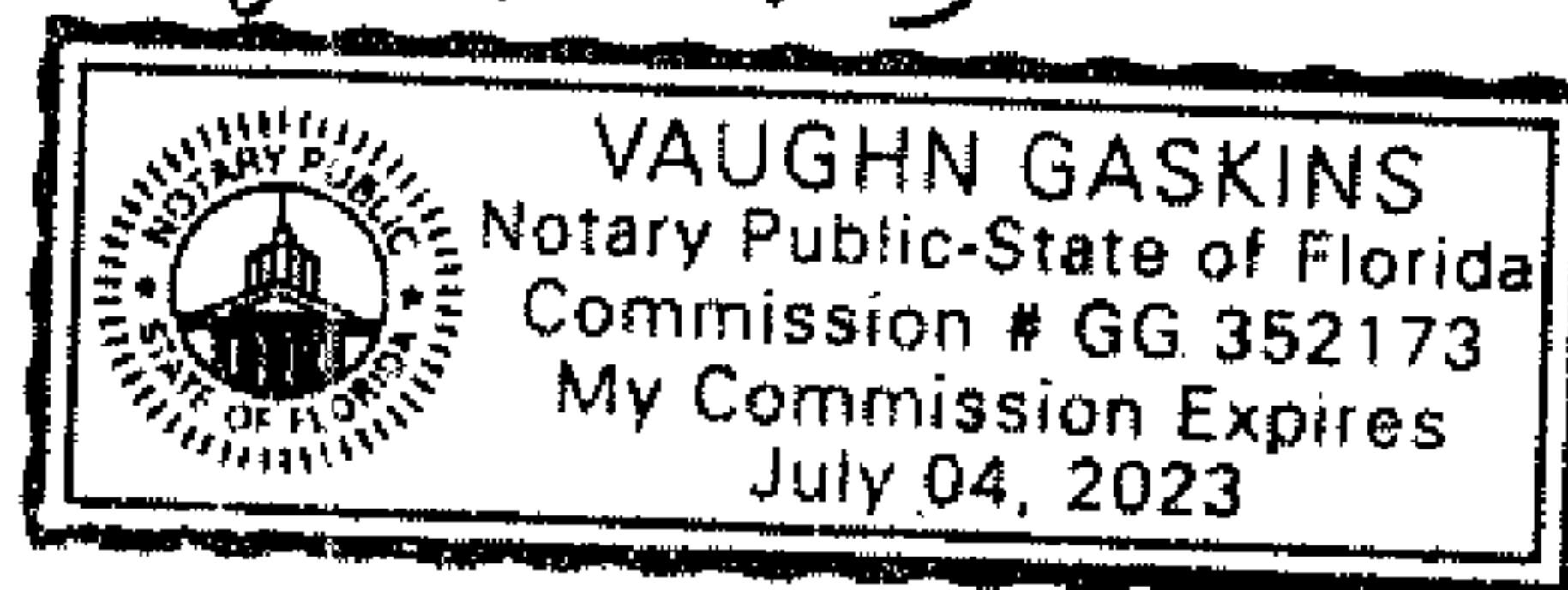


Notary Public

Vaughn Gaskins

Printed Name

My Commission Expires: July 4, 2023



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EXHIBIT A

Lot 204, according to the Survey of Ridge at Stonehaven, Phase Two, as recorded in Map Book 28, Page 146,
Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2022 12:42:41 PM
\$179.00 BRITTANI
20220711000272970
General Warranty Deed - JTROS (AL)

Allen S. Bayl