

Send Tax Notice to:
Jonathan Higgins
195 Stonecliff Circle
Pelham, AL 35124

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

File: **BHM-22-1481**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) 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 **Beth T. Ellison, nka Beth Theresa Will and Robert Travis Will, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is **308 Pine Laurel Dr. Carthage, NC 28327**

by **Jonathan Higgins (herein referred to as "Grantee")**, whose mailing address is **195 Stonecliff Cir. Pelham, AL 35124**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **195 Stonecliff Circle, 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.

\$244,105.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 8 day of July, 2022.

Beth Will
Beth T. Ellison kna Beth Theresa Will

Robert Travis Will
Robert Travis Will

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Beth T. Ellison nka Beth Theresa Will and Robert Travis Will**, 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 8 day of July, 2022.

[Signature]
Notary Public

Printed Name
My Commission Expires:

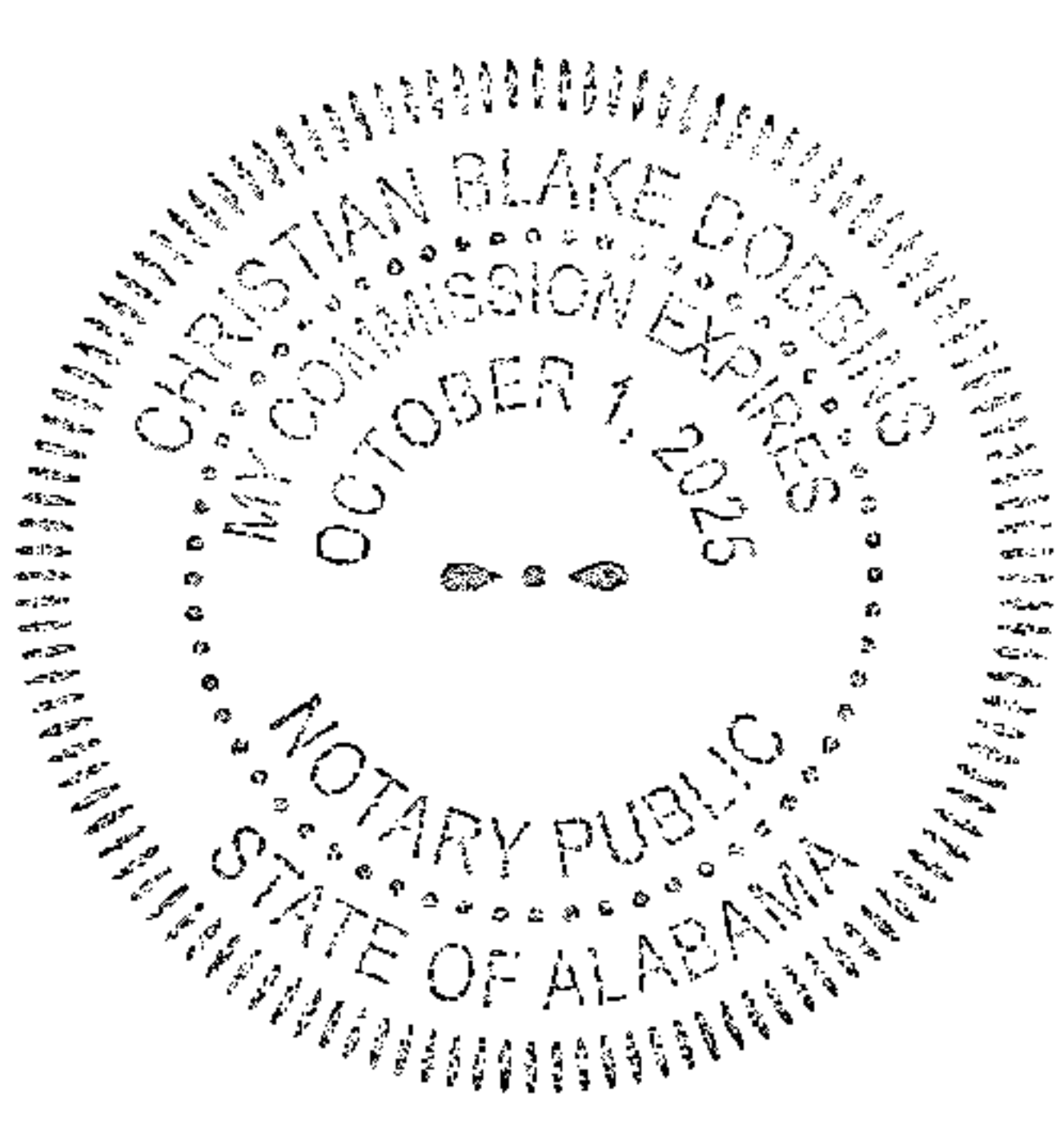


EXHIBIT A

Property 1:
Lot 125 according to the Survey of Cottages at Stonehave, Second Addition, Phase Two as recorded in Map Book 24, Page 74, Shelby County, Alabama Records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 11:56:35 AM
\$60.00 JOANN
20220712000274740

Alvin S. Boyd