

Send Tax Notice to:
Margarita T. Sarris and Litsa Sarris
4955 Meadow Brook Way
Birmingham, AL 35242

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

File: **BHM-22-2458**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00) 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 **Jeffery L. Haddox and Marjorie C. Haddox, Trustees of Jeffery L. Haddox and Marjorie C. Haddox, Trustees, or their Successors in Trust, under the Haddox Living Trust, dated July 31, 2019 (herein referred to as “Grantor,” whether one or more),** whose mailing address is

2419 Northampton Dr., Hoover, AL 35226

by Margarita T. Sarris and Litsa Sarris (herein referred to as “Grantee,” whether one or more), whose mailing address is

4955 Meadow Brook Way, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Tenants in Common**, the following described real property, which has a mailing address of **520 Meadow Ridge Circle, Birmingham, AL 35242**, 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Tenants in Common, 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 28 day of July, 2022.

Jeffery L. Haddox and Marjorie C. Haddox, Trustees, or their Successors in Trust, under the Haddox Living Trust, dated July 31, 2019

By: Jeffery L. Haddox
Jeffery L. Haddox, Trustee

By: Marjorie C. Haddox
Marjorie C. Haddox, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffery L. Haddox and Marjorie C. Haddox, Trustees of Jeffery L. Haddox and Marjorie C. Haddox, Trustees, or their Successors in Trust, under the Haddox Living Trust, dated July 31, 2019**, 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 28 day of July, 2022.

[Signature]
Notary Public

Printed Name
My Commission Expires:

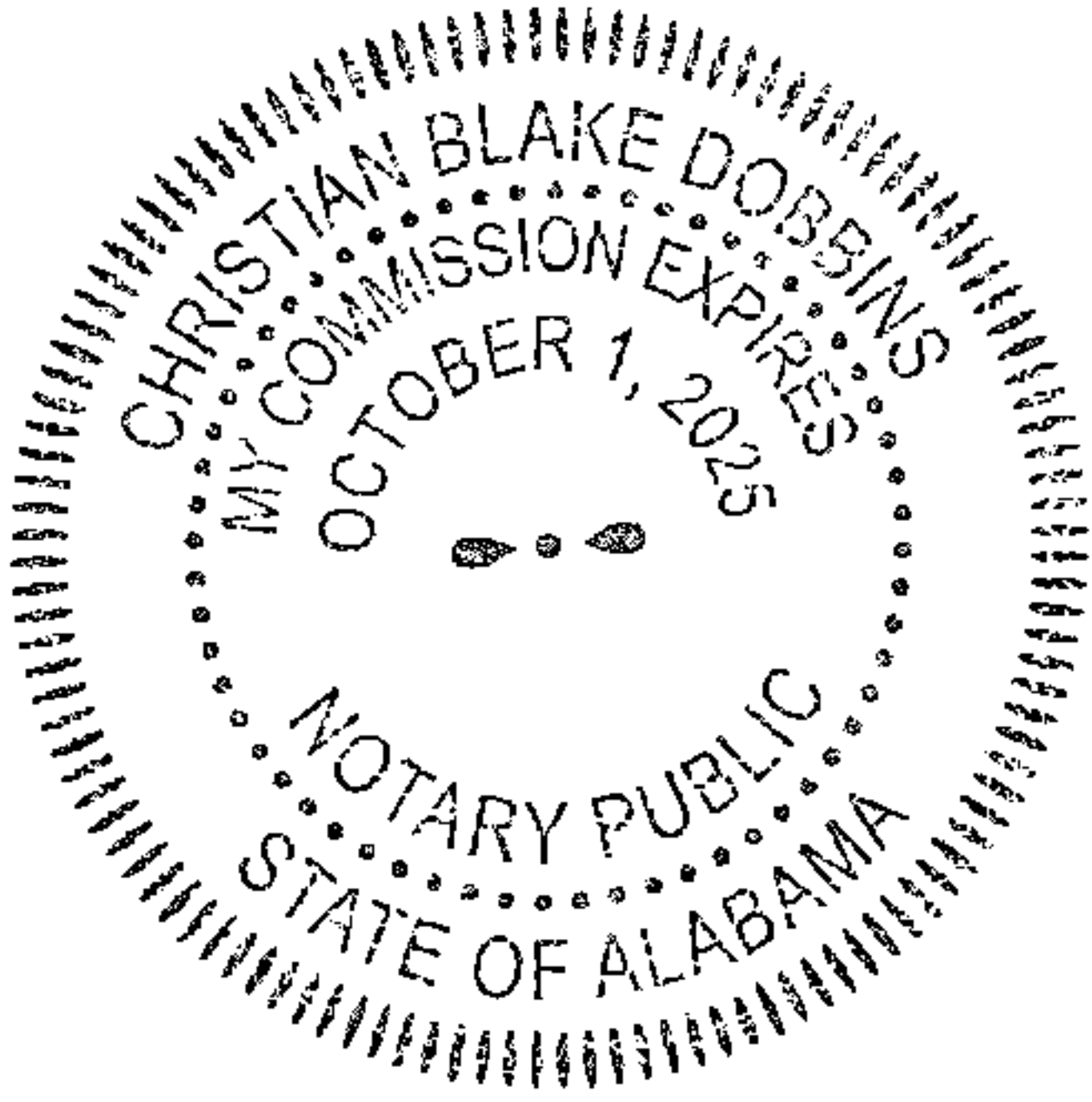


EXHIBIT A

Property 1:
Lot 20, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 20,
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
07/28/2022 02:30:55 PM
\$414.00 BRITTANI
20220728000296110

Alvin S. Bayl