

Send Tax Notice to:  
Matthew Herning and Amelia  
Hambrook  
108 Weeping Willow Drive  
Chelsea, AL 35043

This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-22-2894**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED AND 00/100 (\$373,100.00)** 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 **Andrew Taylor and Lisa Taylor, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

403 Warwick Circle, Alabaster, AL 35007

by **Matthew Herning and Amelia Hambrook (herein referred to as "Grantee," whether one or more)**, whose mailing address is

4013 Kelsey Way, Spring Hill, TN 37174

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 **108 Weeping Willow Drive, Chelsea, AL 35043**, 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.

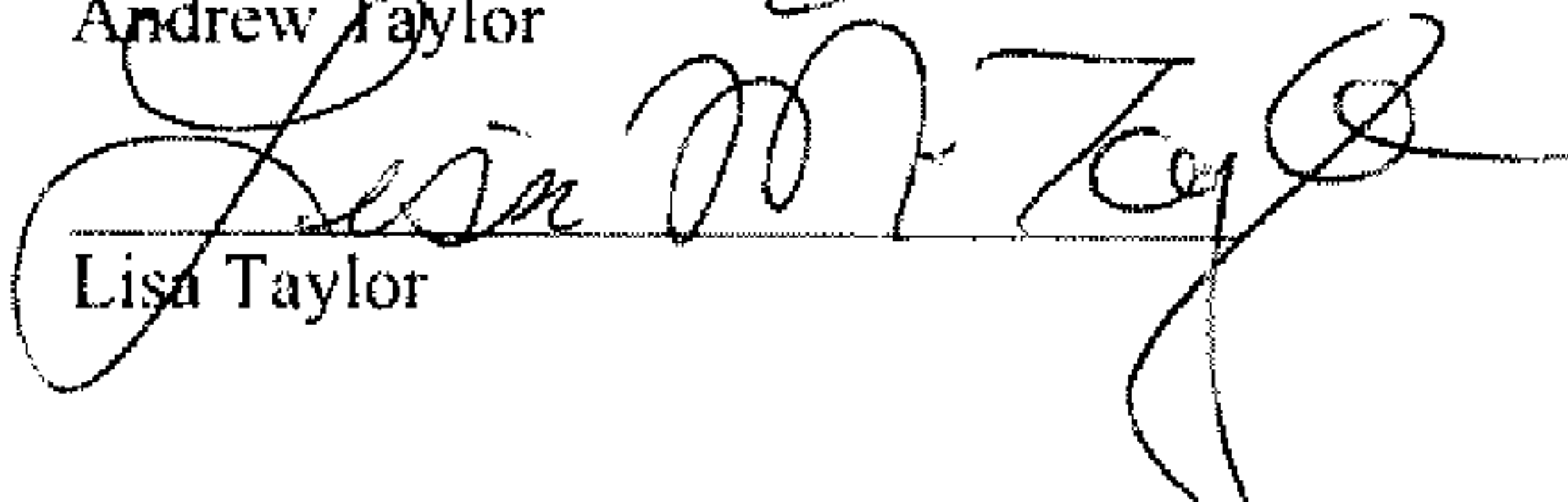
MINING AND MINERAL RIGHTS EXCEPTED.

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 23 day of August, 2022.

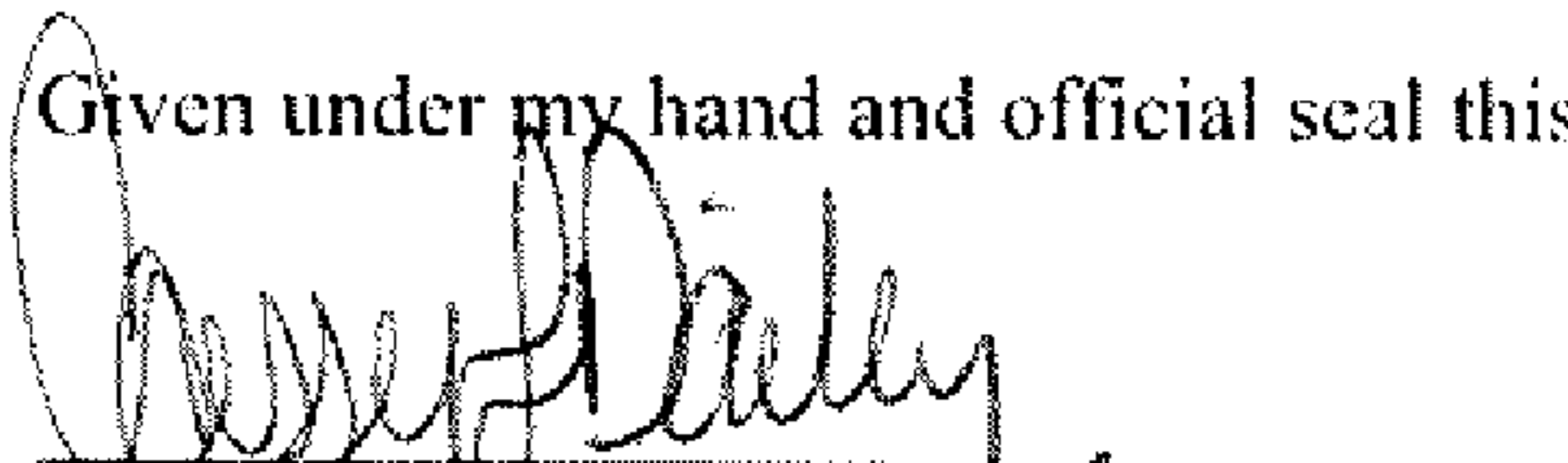
  
Andrew Taylor

  
Lisa Taylor

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Taylor and Lisa Taylor**, 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 23 day of August, 2022.

  
Notary Public

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

Property 1:

Lot 502, according to the Map and Survey of Windstone V Subdivision, as recorded in Map Book 31, Page 60, 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**  
**08/25/2022 03:02:18 PM**  
**\$401.50 JOANN**  
**20220825000333780**

*Allen S. Bayl*