

Grantor's Name:
Samuel H. Hamner

Grantee's Name: DEEDS 1/2
Julie Hamner

Address: P. O. Box 692
Harpersville, Alabama 35278

Address: 2157 Cameron Circle
Birmingham, Alabama 35242

Property Address:
2157 Cameron Circle
Birmingham, Alabama 35242

Date of FJD: May 31, 2022
Current Assessor's MV \$371,000
One-half of MV \$185,000

This instrument was prepared by:
Lisa L. Woods, Esq.
1746 Oxmoor Road
Birmingham, Alabama 35209

Send Tax Notice To:
Julie Hamner
2157 Cameron Circle
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, Samuel H. Hamner, (hereinafter referred to as GRANTOR), a single man formerly married to Julie Hamner, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does, by these presents, grant, bargain, sell and convey unto Julie Hamner (hereinafter referred to as GRANTEE), a single woman formerly married to Samuel H. Hamner, the following described real estate, situated in SHELBY County, Alabama:

Lot 22, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, entered on May 31, 2022, in Case No. DR 19 900668 GCS, in the Circuit Court of SHELBY County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the Grantee, Julie Hamner.

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And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this the 25 day of July, 2022.

(SEAL)

Samuel H. Hamner
Samuel H. Hamner
an unmarried man

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAMUEL H. HAMNER, a single man formerly married to JULIE HAMNER, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

July Given under my hand and official seal this the 25th day of July, 2022.

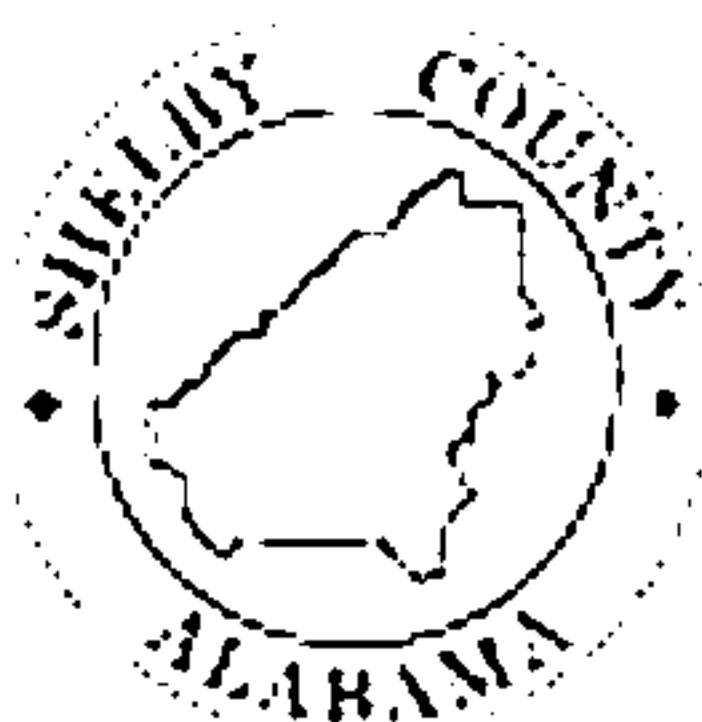
Victoria Harkness

NOTARY PUBLIC

My commission expires

Victoria K. Harkness
Notary Public, Alabama State At Large
My Commission Expires April 21, 2023

SEAL:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2022 11:34:33 AM
\$210.00 JOANN
20221003000376900

Allie S. Bayl