

Send Tax Notice to:
Brian S. Screws and Cassie Y.
Screws
105 Longfeather Cir.
Alabaster, AL 35007

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

File: **PEL-22-3867**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00) 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 **Dennis Edward Rother and Florence Patricia Maguire-Rother, Trustees of Rother Family Trust dated May 31, 2017, and any amendments thereto (herein referred to as "Grantor," whether one or more)**, whose mailing address is

105 Longfeather Circle, Alabaster, AL 35007

by **Brian S. Screws and Cassie Y. Screws (herein referred to as "Grantee," whether one or more)**, whose mailing address is

319 Sweet Leaf Dr., Alabaster, AL 35114

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **105 Longfeather Cir, Alabaster, AL 35007**, 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.

\$210,000.00 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 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 03 day of Oct., 2022

Rother Family Trust dated May 31, 2017, and any amendments thereto

By: Dennis Edward Rother
Dennis Edward Rother, Trustee

By: Florence Patricia Maguire-Rother
Florence Patricia Maguire-Rother, Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dennis Edward Rother and Florence Patricia Maguire-Rother**, whose name(s) as **Trustee(s)** of **Rother Family Trust dated May 31, 2017, and any amendments thereto**, 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **Rother Family Trust dated May 31, 2017, and any amendments thereto**, on the day the same bears date.

Given under my hand and official seal this 03 day of Oct., 2022

Sandy F. Johnson
Notary Public
Printed Name Sandy F. Johnson
My Commission Expires: 01/22/2023

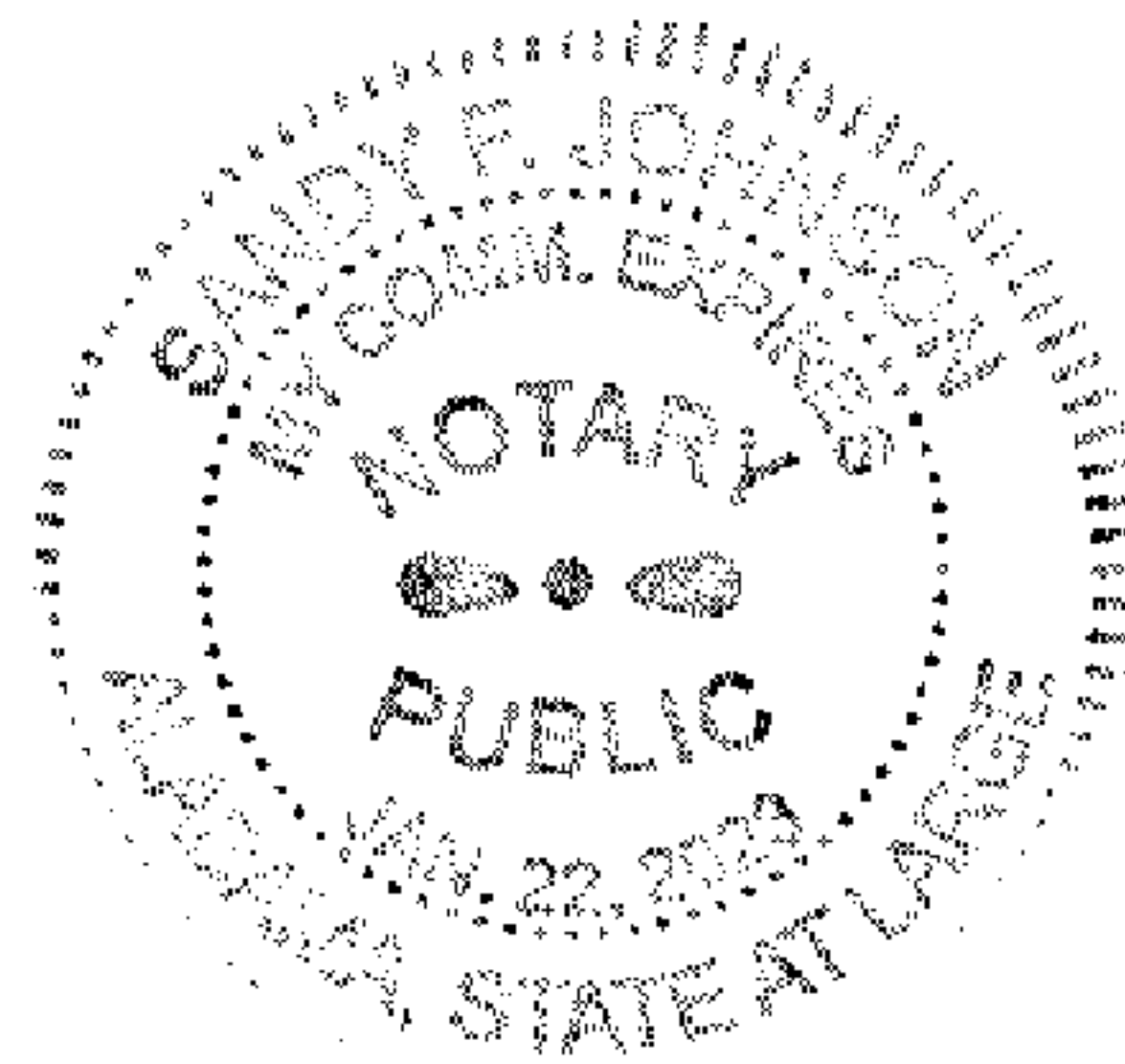
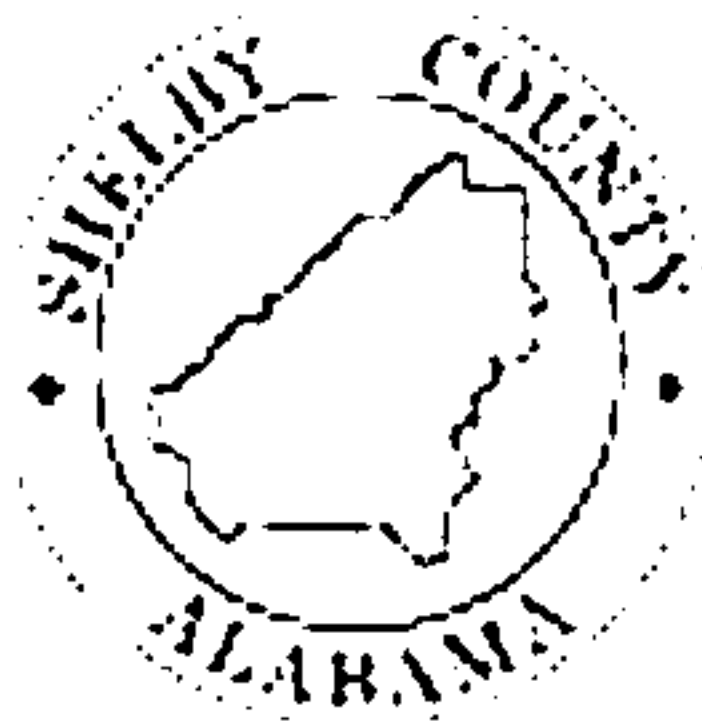


EXHIBIT A

Property 1:

Lot 54, according to the Survey of Apache Ridge, Sector 6, as recorded in Map Book 17, Page 145, 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
10/05/2022 09:40:45 AM
\$174.00 BRITTANI
20221005000379870

Alvin S. Beal