

Send Tax Notice to:
Fidelis Servus Inc.
16688 Hwy 280
Chelsea, AL 35043

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

File: BHM-22-3372

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$420,000.00) 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 **Jerry Danny Owens, an unmarried person, Barry O. Redmon, an unmarried person, Roy Bryan Redmon, II, a married person, Lane Michele Cooner, a married person, Eunice Owens, and unmarried person, Christopher Owens, a married person, John David Owens, II, a married person, and Kayren Lovelady Owens , an unmarried person (herein referred to as “Grantor,” whether one or more),** whose mailing address is **2559 Helena Rd Helena, AL 35080**

by **Fidelis Servus Corporation . (herein referred to as “Grantee”),** whose mailing address is **16688 Hwy 280 Chelsea, AL 35043**

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 **2559 Helena Road, Helena, AL 35080,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

*Barry O. Redmon, Roy Bryan Redmon II, and Lane Michele Cooner are heirs at law of Gelene Owens Redmon, Grantee in that certain deed recorded on April 24, 2017 in Instrument No. 201704200014 in the Probate Records of Shelby County, Alabama.
*Eunice Owens, John David Owens II, and Christopher Owens are heirs at law John David Owens, Grantee in that certain deed recorded on April 24, 2017 in Instrument No. 201704200014 in the Probate Records of Shelby County, Alabama.
*Grantors Roy Bryan Redmon, II, Lane Michele Cooner, Christopher Owens, and John David Owens, III are married, however the property described herein is not the homestead of the Grantors or their spouses.

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.

\$325,625.00 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 11 day of October, 2022.

Barry O. Redmon
Barry O. Redmon

Roy Bryan Redmon II
Roy Bryan Redmon, II

Lane Michele Cooner
Lane Michele Cooner

Eunice Owens
Eunice Owens

Christopher Owens
Christopher Owens

John David Owens, II
John David Owens, II

Kayren Lovelady Owens
Kayren Lovelady Owens

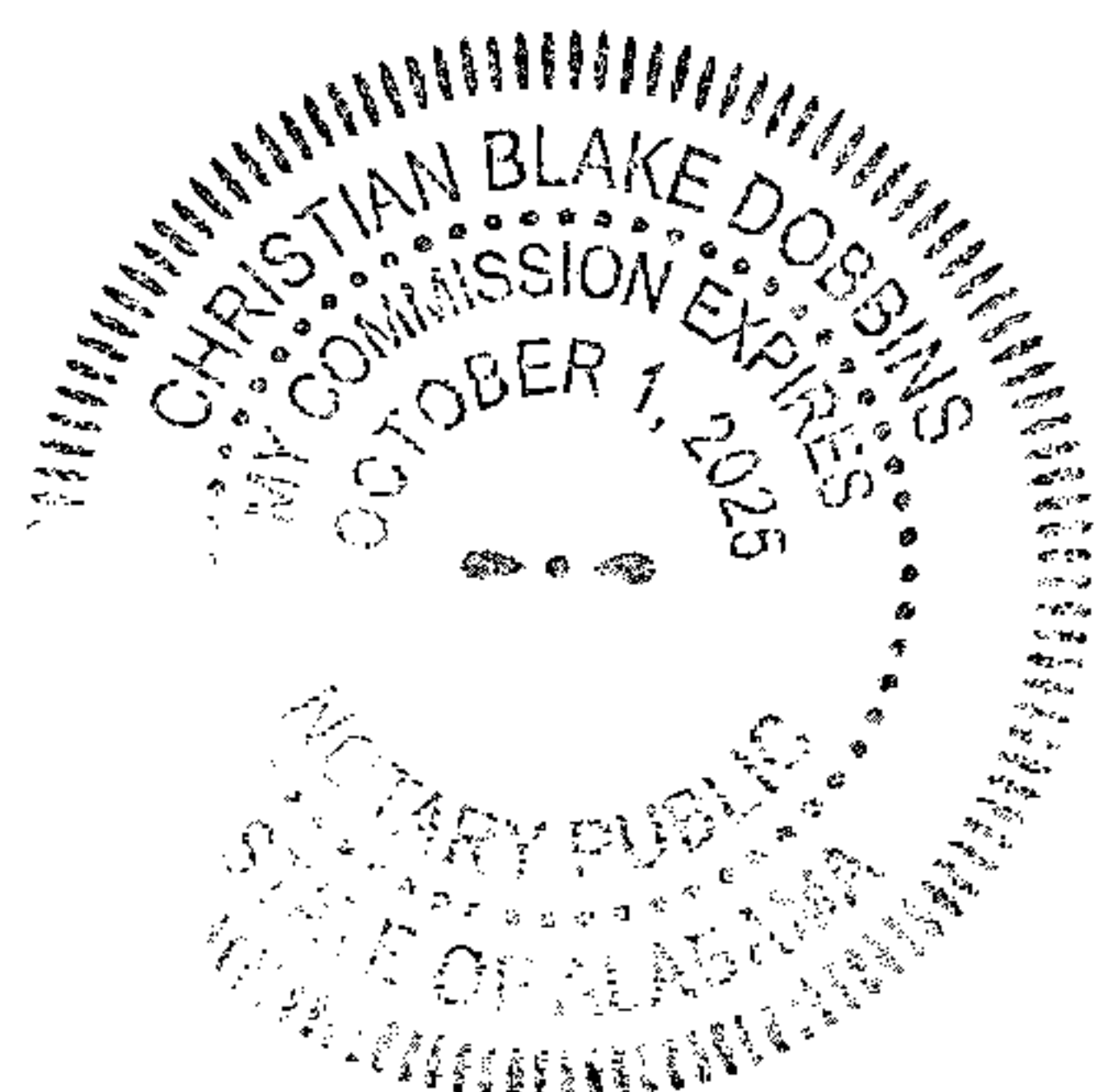
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barry O. Redmon, Roy Bryan Redmon, II, Lane Michele Cooner, Eunice Owens, Christopher Owens, John David Owens, II, and Kayren Lovelady Owens**, 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 11 day of October, 2022.

[Signature]
Notary Public

Printed Name
My Commission Expires:

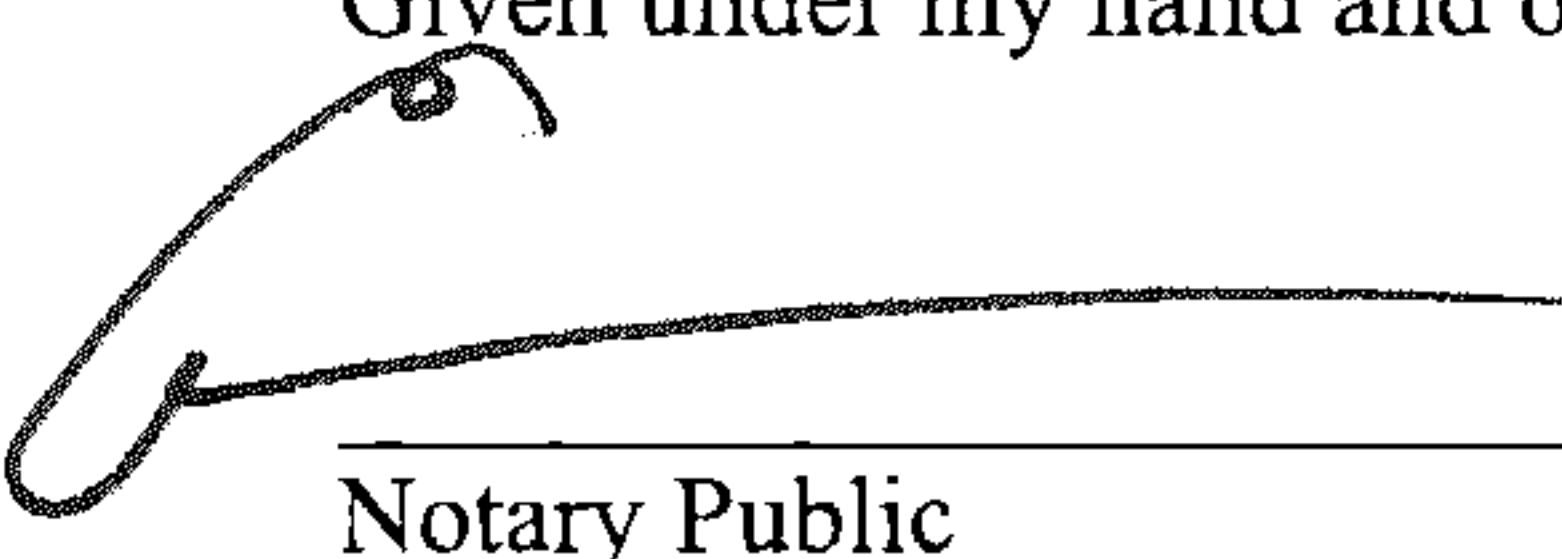


Jerry Danny Owens by Jenna Elizabeth Alvillar Evanko, Attorney-In-Fact
Jerry Danny Owens by Jenna Elizabeth Alvillar Evanko, Attorney-In-Fact

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jenna Elizabeth Alvillar Evanko** whose name is signed as attorney in fact for **Jerry Danny Owens** 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, through his/her power as attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of October, 2022.



Notary Public

Printed Name
My Commission Expires:

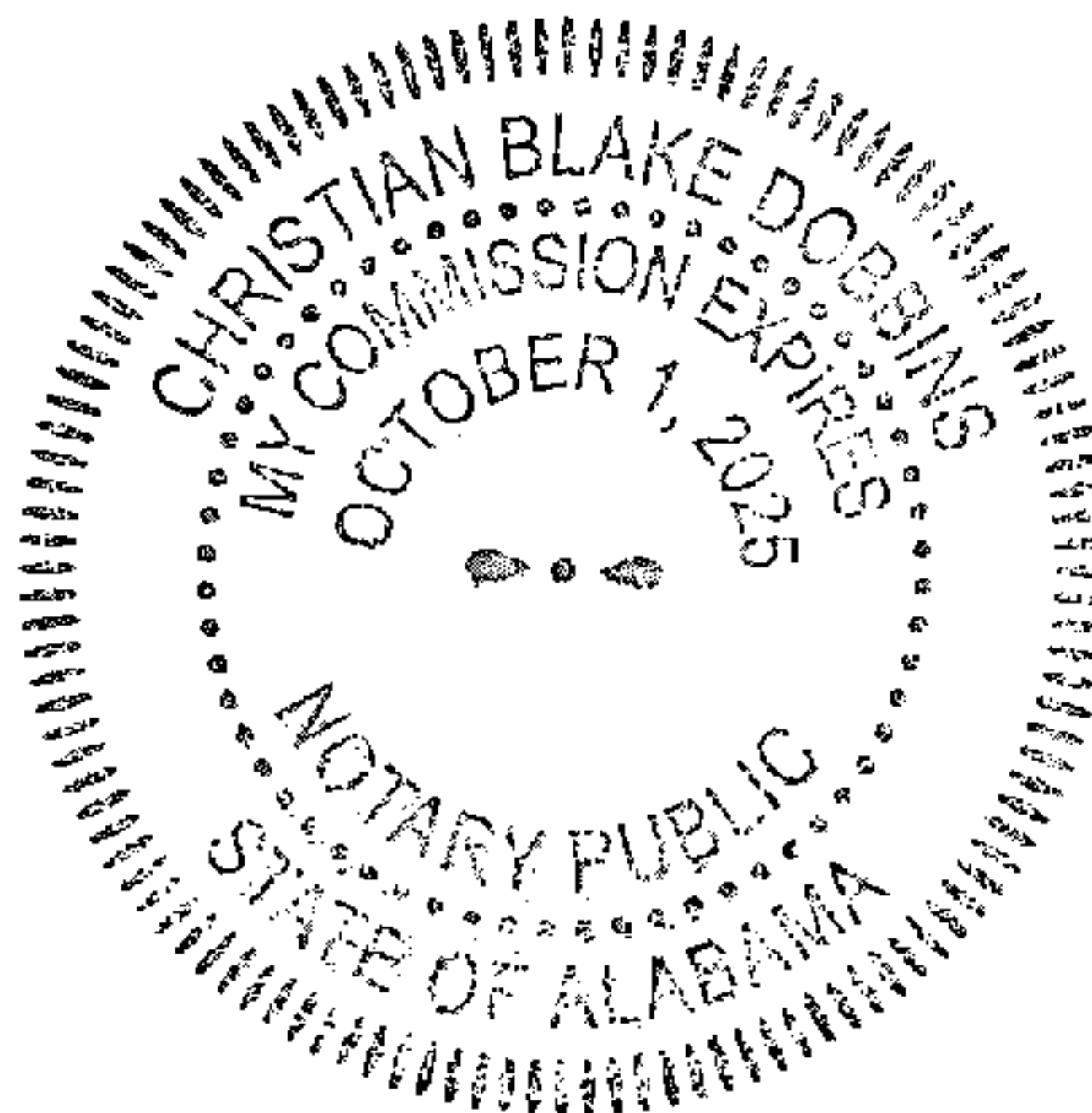
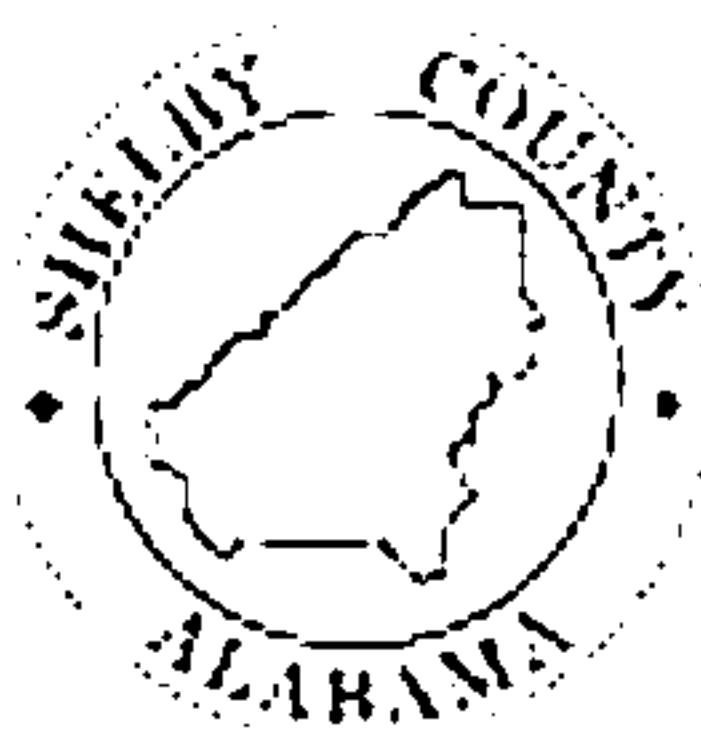


EXHIBIT A

Property 1:

Lot 4, Block 1, in Mullins Addition to Helena, as recorded in Map Book 3, Page 56, in the office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2022 08:21:08 AM
\$131.50 JOANN
20221101000408940

Allie S. Bayl