

20221115000423810
11/15/2022 02:35:56 PM
DEEDS 1/3

Send Tax Notice to:
Victor Brian Simmons and Brian P.
Simmons
219 Carrington Ln.
Calera, AL 35040

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

File: PEL-22-5043

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED ELEVEN THOUSAND AND 00/100 (\$211,000.00) 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 **Caylin Brammer, formerly known as Caylin M. Campbell, and Zachary F. Brammer, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

219 Carrington Ln, Calera, AL 35040-7201

by **Victor Brian Simmons and Brian P. Simmons (herein referred to as "Grantee," whether one or more)**, whose mailing address is

529 Highway 777, Helena, AL 35080

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 **219 Carrington Ln, Calera, AL 35040-7201**, 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.

\$200,450.00 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(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 14 day of November
2022

Caytlin Brammer
Caytlin Brammer

Zachary F. Brammer
Zachary F. Brammer

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Caytlin Brammer and Zachary F. Brammer**, 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 14 day of November, 2022.

Cassy L. Dailey
Notary Public

Printed Name

My Commission Expires:

05/02/2026

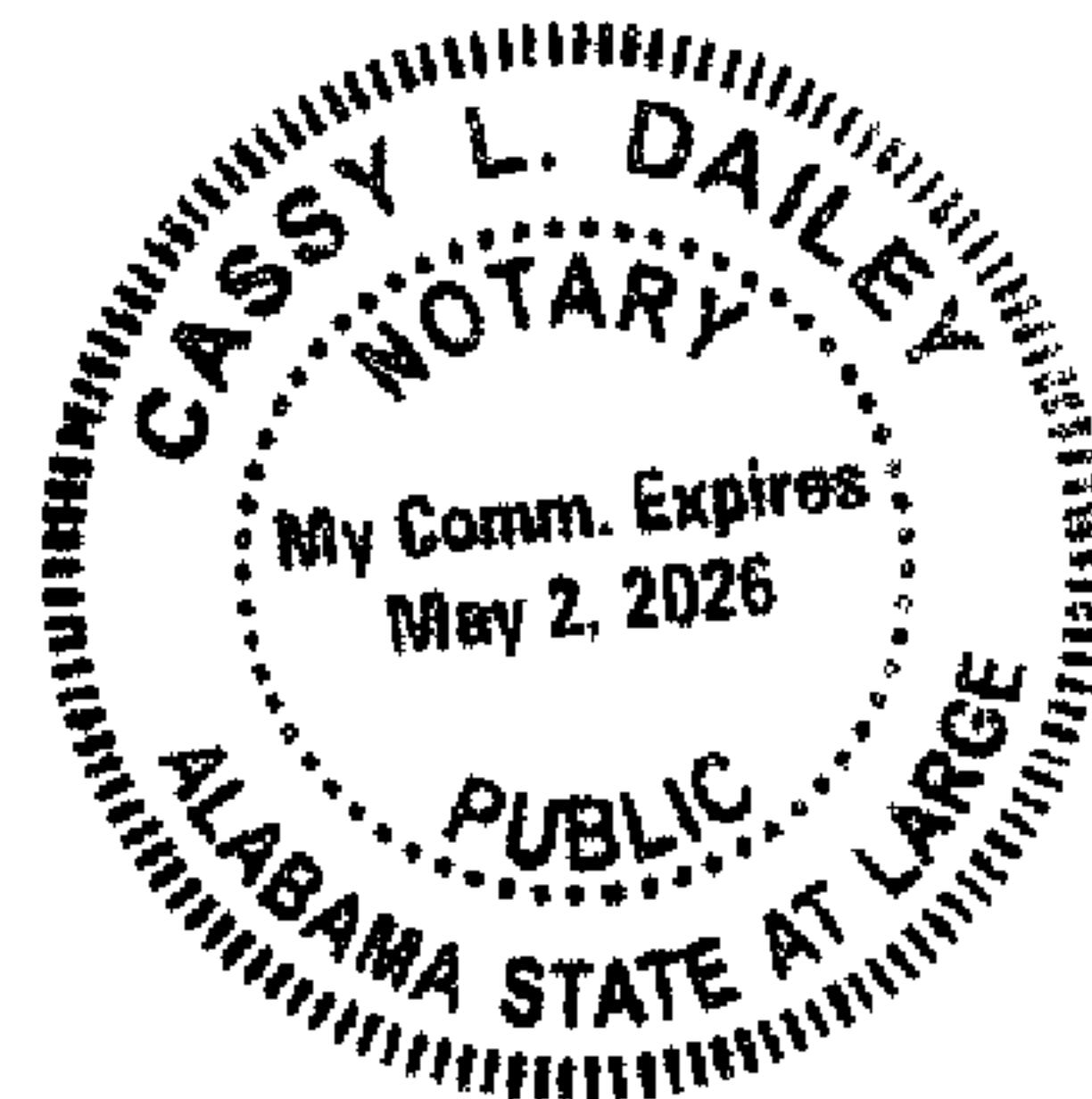


EXHIBIT A

Property 1:

Lot 42, according to the Resurvey of Carrington Subdivision Sector II, as recorded in Map Book 26, Page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2022 02:35:56 PM
\$39.00 PAYGE
20221115000423810

Allen S. Boyd