

Send Tax Notice to:
Martin J. Spanick
138 Cedar Cove Drive
Pelham, AL 35124

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

File: **PEL-22-4589**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVEN THOUSAND AND 00/100 (\$307,000.00) 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 **Jeffrey S. Powell, Also Known As Jeff Powell, and Gloria Elizabeth Powell, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

708 Forest Lakes Drive, Sterrett, AL 35147

by **Martin J. Spanick (herein referred to as "Grantee")**, whose mailing address is

2331 Dalton Drive, Pelham, AL 35124

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 **138 Cedar Cove Dr, Pelham, AL 35124**, 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.

\$307,000.00

~~\$308,000.00~~ **OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, 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 10th day of November, 2022

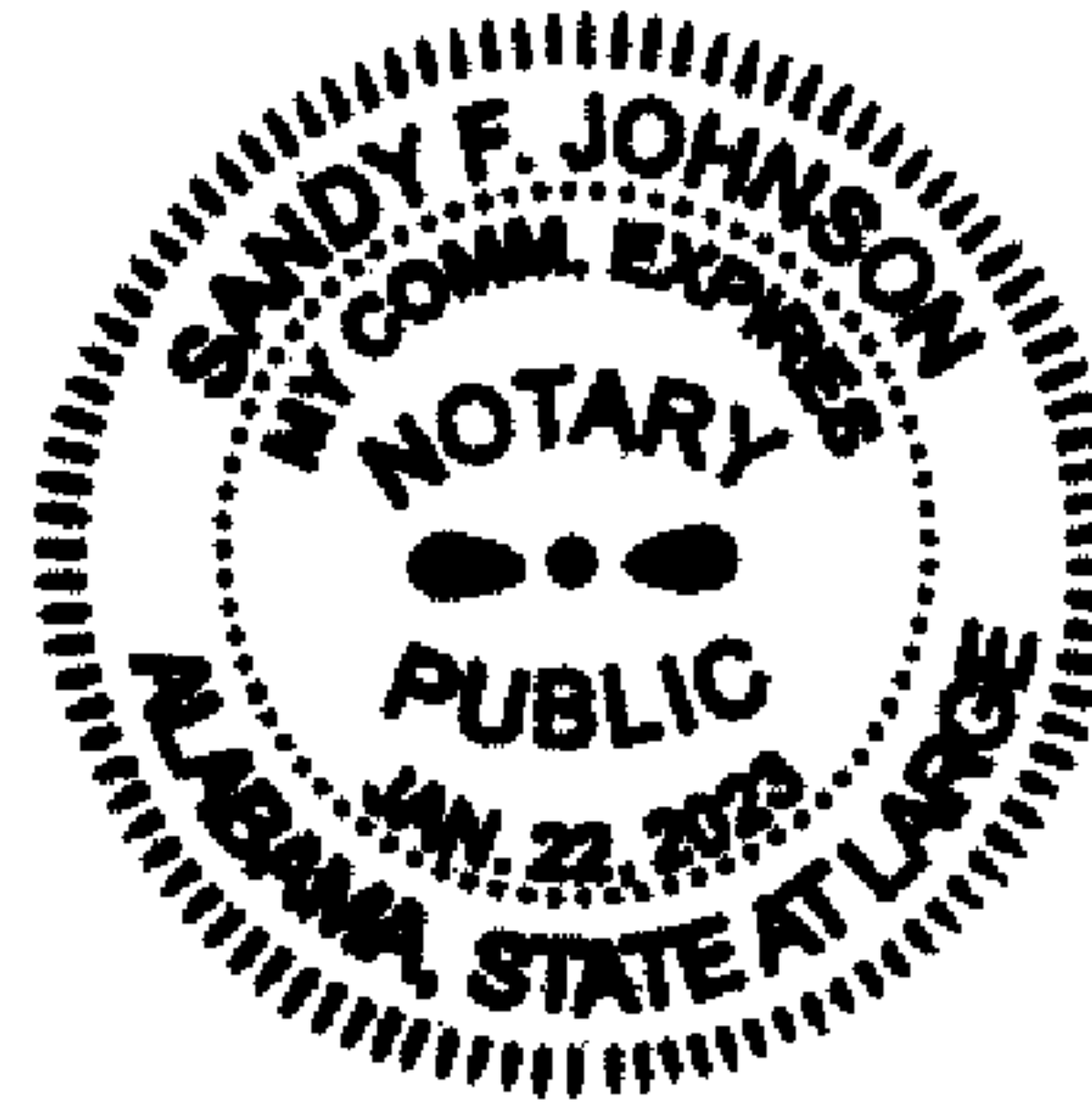
Jeffrey S. Powell
Jeffrey S. Powell

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey S. Powell**, 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 10th day of November, 2022

Sandy F. Johnson
Notary Public
Printed Name
My Commission Expires: 1/22/23



IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 27 day of October, 2022

Gloria Elizabeth Powell
Gloria Elizabeth Powell

REPUBLIC OF ECUADOR
PROVINCE OF PICHINCHA
State of CITY OF QUITO
County of EMBASSY OF THE UNITED STATES OF AMERICA } SS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria Elizabeth Powell, 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 27th day of October, 2022.

Fernando Seves
Notary Public Consular Associate
United States of America
U.S. Embassy Quito - Ecuador
Printed Name
My Commission Expires: **INDEFINITE**

20221116000424520 11/16/2022 11:33:33 AM DEEDS 4/4

EXHIBIT A

Lot 20, Block 1, according to the Survey of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, Shelby County, Alabama Records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 11:33:33 AM
\$339.00 JOANN
20221116000424520

Allen S. Bayl