

Send Tax Notice to:
Flannery Family Investments LLC
6930 Cahaba Valley Road, Suite 200
Birmingham, AL 35242

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

File: **PEL-22-5042**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$339,900.00)** 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 **Lindsey Erin Fagan Gwin, formerly known as Lindsey Erin Fagan, and John Gwin, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3209 Rob Roy Lane, Birmingham, AL 35242

by **Flannery Family Investments LLC (herein referred to as "Grantee")**, whose mailing address is
6930 Cahaba Valley Road, Suite 200, Birmingham, AL 35242

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 **1105 Berwick Road, Hoover, AL 35242**,
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.

\$271,920.00 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.

20221118000426910 11/18/2022 10:42:20 AM DEEDS 2/3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17th day of November, 2022

Lindsey Erin Fagan Gwin
Lindsey Erin Fagan Gwin

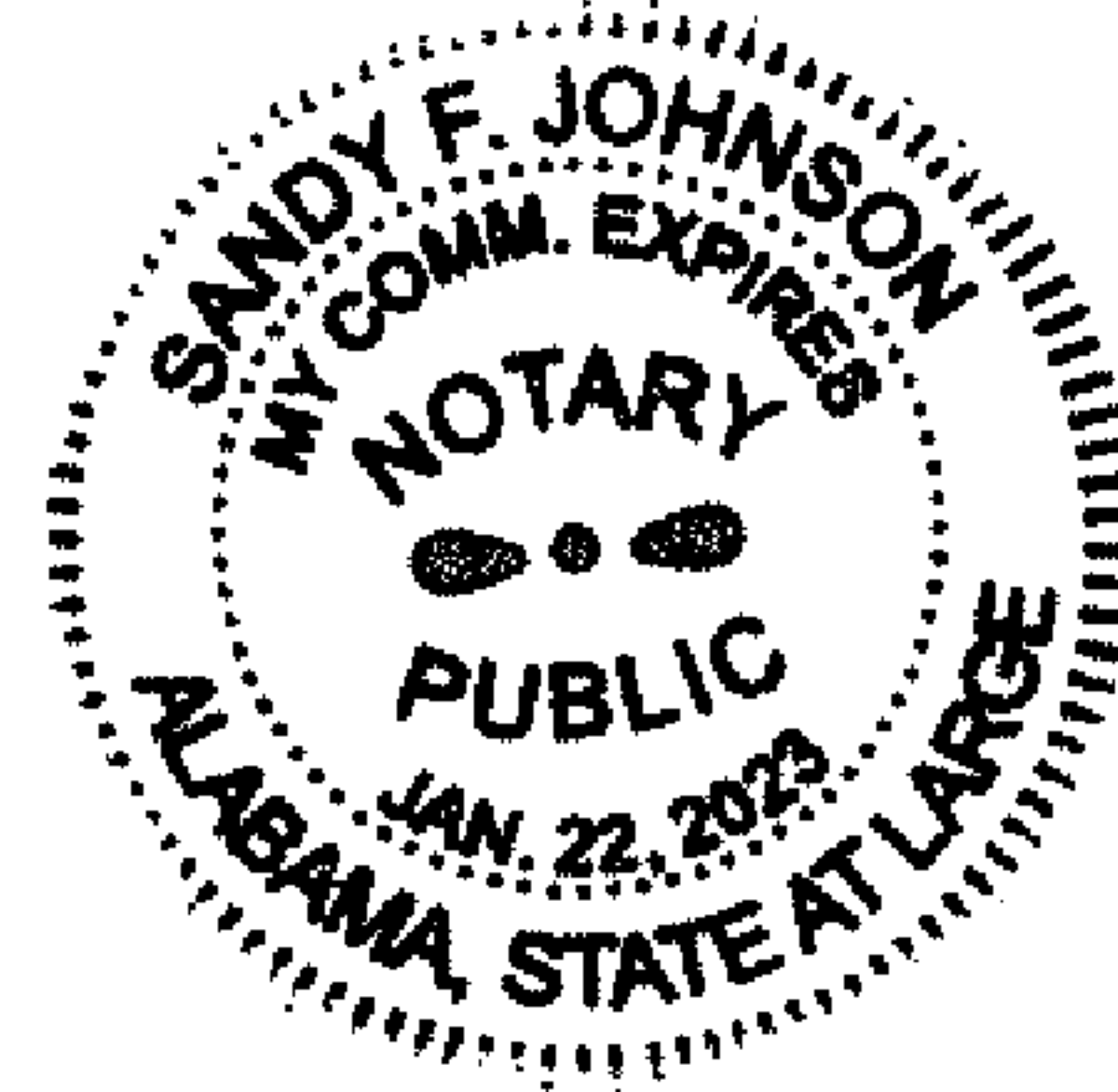
John Gwin
John Gwin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Lindsey Erin Fagan Gwin and John Gwin whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2022.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/22/23



20221118000426910 11/18/2022 10:42:20 AM DEEDS 3/3

EXHIBIT A

Property 1:

Lot 178-A, according to the Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28, 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
11/18/2022 10:42:20 AM
\$97.00 JOANN
20221118000426910
General Warranty Deed - Individual (AL)

Allen S. Bayl