

20221215000452650  
12/15/2022 02:46:39 PM  
DEEDS 1/3

Send Tax Notice to:  
John Noland and Donna Noland  
4185 Crossings Lane  
Birmingham, AL 35242

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

File: BHM-22-3827

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00)** 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  
**Emily G. Keith and Ward A. Keith, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

4185 Crossings Lane, Birmingham, AL 35242

by **John Noland and Donna Noland (herein referred to as "Grantee," whether one or more),** whose mailing address is

3409 Portsmouth Drive, Hoover, AL 35226

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 **4185 Crossings Lane, Birmingham, 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, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\*Emily G. Keith is the surviving grantee of that certain Warranty Deed recorded in Instrument Number 20050325000136970. The other grantee, Daniel Z. Kitchens, having died on or about 09/17/2006.\***

**\*Emily G. Kitchens is one and the same person as Emily G. Keith.\***

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 15<sup>th</sup> day of December, 2022.

Emily G. Keith  
Emily G. Keith  
Ward A. Keith  
Ward A. Keith

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Emily G. Keith and Ward A. Keith 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 15<sup>th</sup> day of December, 2022.

Patrick Galloway  
Notary Public  
My Commission Expires: 10-4-25



**EXHIBIT A**

Property 1:

Lot 310, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, Page 154, 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**  
**12/15/2022 02:46:39 PM**  
**\$469.00 PAYGE**  
**20221215000452650**

*Allen S. Bayl*