

Send Tax Notice to:
Amanda Putterie and Elaine Hamm
11460 Old Chelsea Road
Chelsea, AL 35043

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

File: **BHM-22-5337**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00) 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

Dale Hamm, an unmarried person, and Elaine Hamm, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

11460 Old Chelsea Road, Chelsea, AL 35043

by **Amanda Putterie and Elaine Hamm (herein referred to as "Grantee," whether one or more)**, whose mailing address is

225 Liberty Lane, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **11460 Old Chelsea Road, Chelsea, AL 35043**, 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.

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 December, 2022.

Dale Hamm by Elaine Hamm
Dale Hamm by Elaine Hamm, Attorney-In-Fact *attorney in fact*
Elaine Hamm
Elaine Hamm

State of Alabama
County of Jefferson

I, Patrick Galloway, a Notary Public, hereby certify that **Elaine Hamm**, whose name(s) is signed as Attorney in Fact for **Dale Hamm** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 14 day of December, A. D. 2022.

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



State of Alabama
County of Jefferson

I, Patrick Galloway, a Notary Public, hereby certify that **Elaine Hamm**, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of December, A. D. 2022.

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



EXHIBIT A

Property 1:

Commencing at the Southwest corner of the NE1/4 of NE1/4 of Section 34, Township 19 South, Range 1 West, the point of beginning; run East along 40 line to Yellow Leaf Creek; thence run Northwest along West side of Creek to S.C.L. Railroad right of way; thence West along Railroad right of way to 40 line on the West side; thence South along 40 line 423 feet to the Southwest corner of 40 and the point of beginning.

Less and except that certain lot known as Winston Jones lot, the same being lot 50 by 110 feet and lying in the above described tract but the exact location of which being at this time undetermined.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2022 02:53:33 PM
\$83.00 PAYGE
20221215000452690

Allie S. Bevil