

THIS INSTRUMENT PREPARED BY  
(WITHOUT EXAMINATION OF TITLE):

Nancy W. Ball  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2119  
(205) 521-8000

SEND TAX NOTICES TO:

Genoa R. McPhatter  
4105 Milner Circle  
Birmingham, AL 35242

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned **GENOA R. McPHATTER**, a single woman, **CONDOLEEZZA RICE**, a single woman, and **DENISE BONDS WILLIAMS**, a single woman (herein referred to collectively as "GRANTORS"), do hereby GRANT, BARGAIN, SELL and CONVEY unto **GENOA R. McPHATTER** and **DENISE BONDS WILLIAMS**, AS **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (herein referred to collectively as "GRANTEES"), all of their interests in that certain real estate situated in Shelby County, Alabama, as more particularly as follows:

Lot 148, according to the Amended Map of Greystone Farms, Milner's Crescent Sector, Phase 4, as recorded in Map Book 27, Page 71, Shelby County, Alabama records.

Together with all and singular the improvements thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto (collectively, the real property and improvements thereon, if any, are hereinafter referred to as the "Property").

This conveyance is made and accepted expressly subject to the following matters, but only to the extent actually affecting the Property:

1. Taxes or assessments for the current year and subsequent years and not yet due and payable.

2. Rights-of-way, covenants, restrictions, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

**TO HAVE AND TO HOLD** the Property unto the said GRANTEES, and for and during their joint lives as joint tenants with rights of survivorship, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

GRANTORS do for themselves, and for their respective heirs, administrators, executors, successors and assigns, covenant with GRANTEES, and their respective heirs, administrators, executors, successors and assigns, that GRANTORS are lawfully seized in fee simple of the Property; that the Property is free from any and all encumbrances, unless otherwise noted herein; that GRANTORS have a good right to sell and convey the Property; and that GRANTORS will, and their respective heirs, administrators, executors, successors and assigns, shall, forever warrant and defend the Property to GRANTEES, and their respective heirs, administrators, executors, successors and assigns, forever, against the lawful claims of all persons whosoever.

**IN WITNESS WHEREOF**, GRANTORS have caused these presents to be executed on this, the 16th day of December, 2022.

**(Signatures Begin on Next Page)**

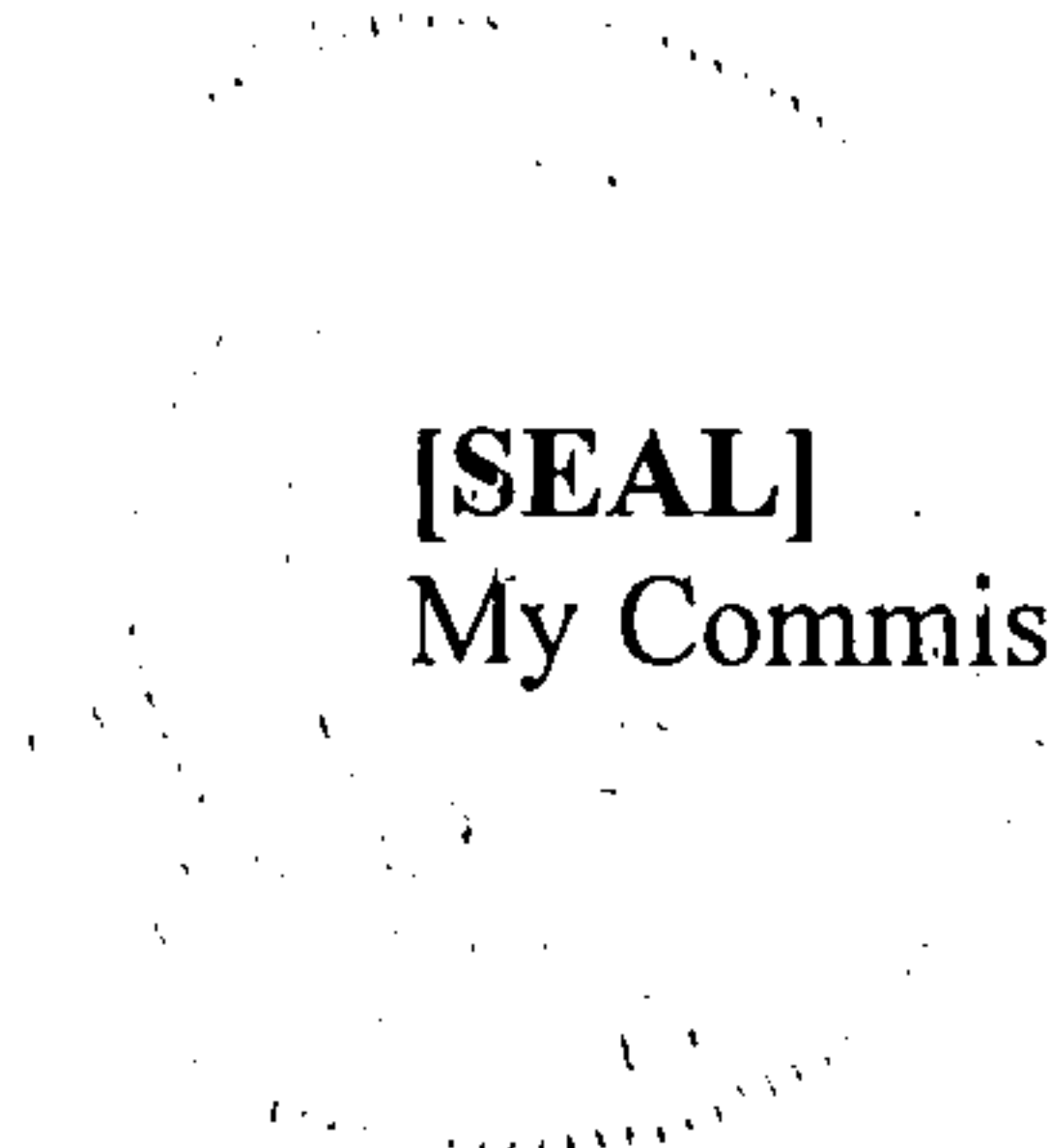
*Genoa R. McPhatter*  
GENOA R. McPHATTER

STATE OF ALABAMA    )  
                                  :  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GENOA R. McPHATTER**, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of December, 2022.

*Myra W. Hall*  
Notary Public



[SEAL]  
My Commission Expires: August 31, 2023


(Signatures Continue on Next Page)

  
CONDOLEEEZZA RICE

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CONDOLEEEZZA RICE**, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of December, 2022.

  
Notary Public

[SEAL]  
My Commission Expires: August 31, 2023

(Signatures Continue on Next Page)

*Denise Bonds Williams*  
DENISE BONDS WILLIAMS

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DENISE BONDS WILLIAMS**, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

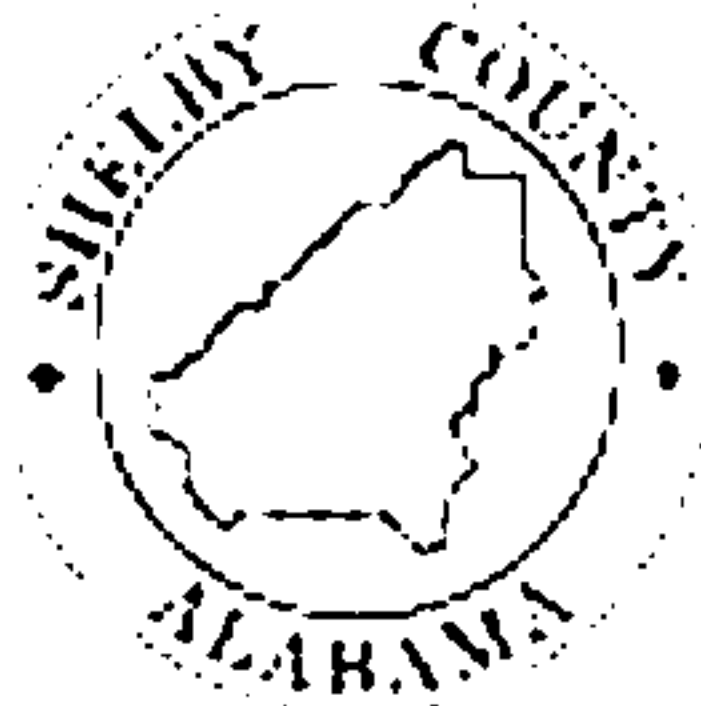
Given under my hand and official seal, this the 16th day of December, 2022.

*May W. Hall*  
Notary Public

[SEAL]  
My Commission Expires: August 31, 2023

(End of Signature Pages)

REAL ESTATE VALIDATION FORM			
The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors above:			
<b>Grantors Name:</b>	Genoa R. McPhatter Condoleezza Rice Denise Bonds Williams	<b>Grantees Names:</b>	Genoa R. McPhatter Denise Bonds Williams
<b>Mailing Address:</b>	Genoa R. McPhatter 4105 Milner Circle Birmingham, AL 35242	<b>Mailing Address:</b>	Genoa R. McPhatter 4105 Milner Circle Birmingham, AL 35242
<b>Property Address:</b>	4105 Milner Circle Birmingham, AL 35242	<b>Date of Sale:</b>	December 16, 2022
<b>Parcel ID:</b>	03 8 34 0 003 047.000	<b>Assessor's Market Value:</b>	\$158,867.00 (1/3 <sup>rd</sup> of Total 2021 Tax Assessor Value of \$476,600.00)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/21/2022 03:41:23 PM  
\$194.00 PAYGE  
20221221000457770

*Allie S. Bevil*