20230103000001180 01/03/2023 10:57:10 AM DEEDS 1/3

Send Tax Notice to:

Henry P. Zona, Ruth L. Zona, Gary T. Ohmstede, and Robin L. Ohmstede

File: BHM-22-5552

STATE OF ALABAMA COUNTY OF SHELBY This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00) 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

Carl Randall Allison and Charlene F. Allison, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

AUNCE TO SOME

by Henry P. Zona, Ruth L. Zona, Gary T. Ohmstede, and Robin L. Ohmstede (herein referred to as "Grantee," whether one or more), whose mailing address is

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 635 Talon Trace, Birmingham, AL 35242,

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

File No.: BHM-22-5552

and more particularly described as:

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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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.

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this <u>30</u> day of <u>Vecember</u> 20 <u>22</u> .
20/12.
Carl Randall Allison
Carl Randall Allison Charles J. Alleson
Charlene F. Allison
STATE OF ALABAMA COUNTY OF JEFFERSON
I, the undersigned Notary Public in and for said County and State, hereby certify that Carl Randall Allison and

Charlene F. Allison whose name(s) is/are signed to the foregoing conveyance, and who is known to me,

ARY PUB MARKE OF ALABAMAN

acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the

Given under my hand and official seal this 20 day of December, 2022.

same voluntarily on the day the same bears date.

Notary Public

File No.: BHM-22-5552

My Commission Expires:

General Warranty Deed - JTROS (AL)

EXHIBIT A

Property 1:

Lot 29, according to the Survey of Eagle Trace - Phase I Amended and Corrected Map as recorded in Map Book 29, Page 142, in the Probate Office of Shelby County, Alabama.



File No.: BHM-22-5552

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 10:57:10 AM
\$385.00 BRITTANI

General Warranty Deed - JTROS (AL)

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