

STATE OF ALABAMA
COUNTY OF SHELBY

GRANTEE MAILING ADDRESS:	PROPERTY ADDRESS:
3771 Fairhaven Drive Vestavia Hills, AL 35223	Pumpkin Hollow Rd Unit 5 Sterrett, AL 35147

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars (\$390,000.00) and other good and valuable consideration to the Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SPENCER PERRY TOWNS, A MARRIED MAN, AND TRACEY DENISE BECKER TOWNS, AS CUSTODIAN FOR MITCHELL BECKER TOWNS, AN UNMARRIED MAN, UNDER THE ALABAMA UNIFORM TRANSFER TO MINORS ACT** (herein referred to as “Grantors”), with a mailing address of 2401 Taralane Circle, Vestavia Hills, AL 35216, do by these presents grant, bargain, sell and convey unto **SAMUEL ABNEY BRITTON NEAL** (herein referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama, to-wit:

Unit No. 5, as shown on the Resurvey of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, Page 54 A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium.

Subject to any portion of caption lands lying in Section 18 and 19, Township 18 South, Range 2 East, that may lie within a public road right of way.

The above-described property does not constitute the homestead of Spencer Perry Towns or his spouse.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, minimum setback lines, and any other matters applicable to the aforesaid property appearing of record in the Office of the Judge of Probate for Shelby County, Alabama, including those contained on the plat referenced herein above. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

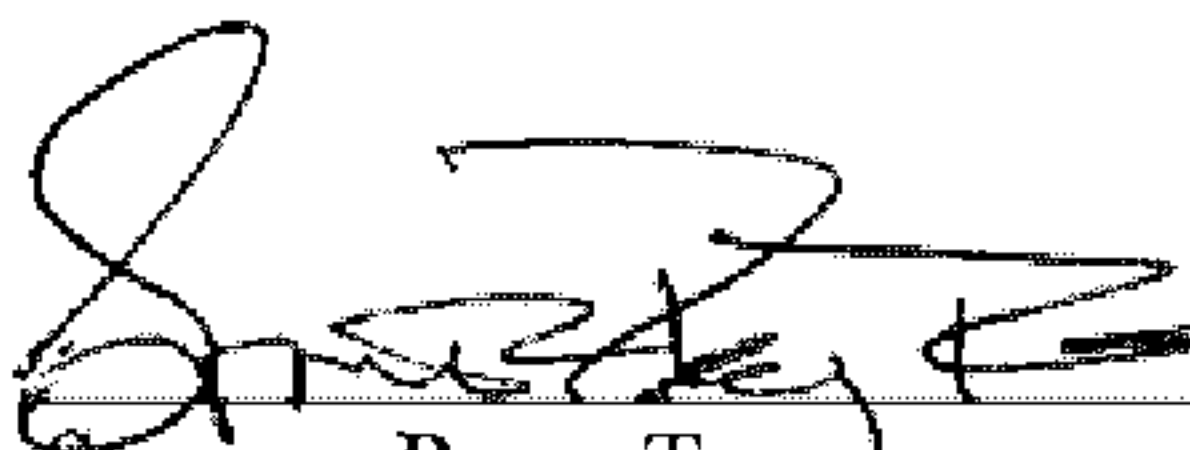
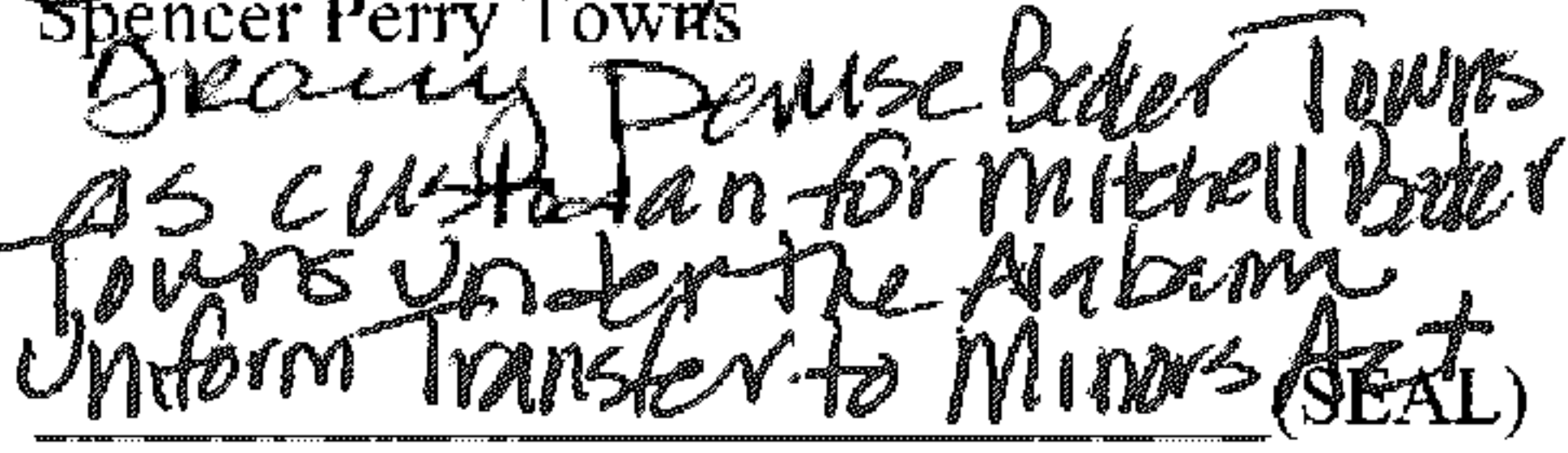
Unless separately contracted and purchased, the drafter has provided no opinion of title.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee, his heirs and assigns forever.

And the said Grantors do, for themselves, and their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

The purchase price or actual value claimed can be verified by the following: SALES CONTRACT. The undersigned Grantors do hereby attest to the best of their knowledge and belief that the above information is true and accurate. The undersigned Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Alabama Code § 40-22-1(h) (1975).

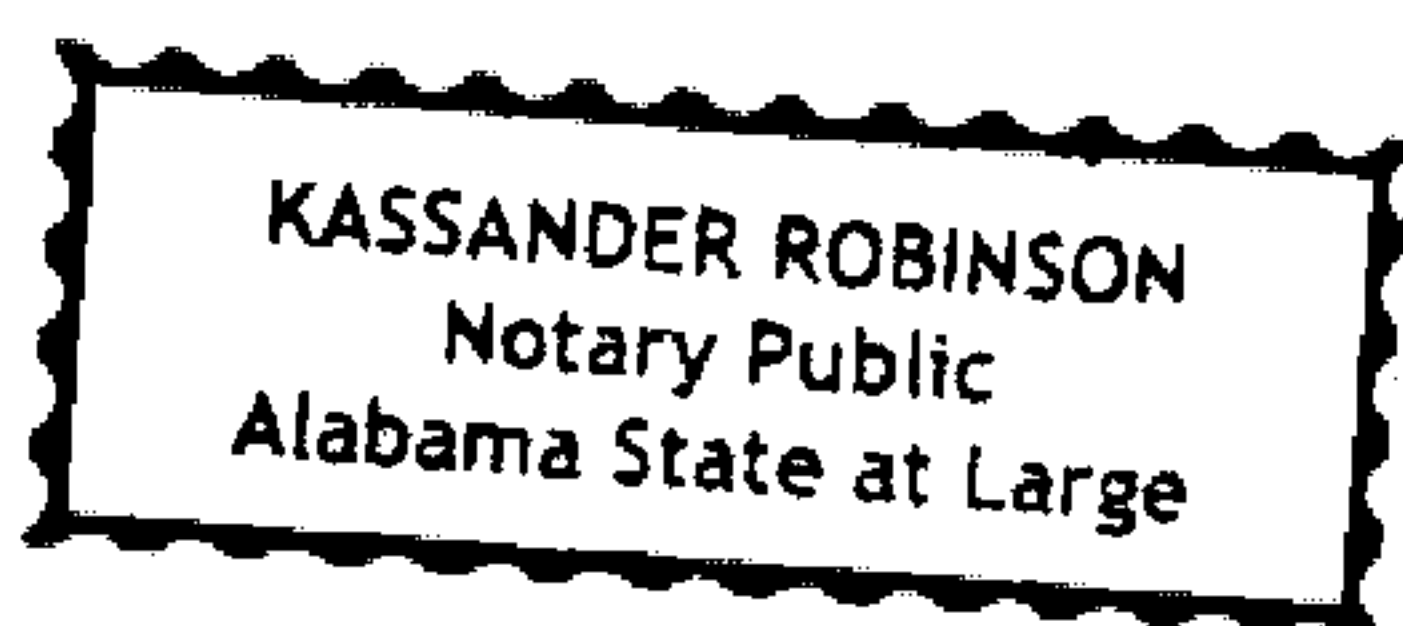
IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 30th day of January, 2023.


Spencer Perry Towns (SEAL)

Tracey Denise Becker Towns
as custodian for Mitchell Becker Towns
under the Alabama
Uniform Transfer to Minors Act (SEAL)
Tracey Denise Becker Towns, as custodian for
Mitchell Becker Towns under the Alabama Uniform
Transfer to Minors Act

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned notary public, in and for said county and state, hereby certify that Spencer Perry Towns, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of January, 2023.

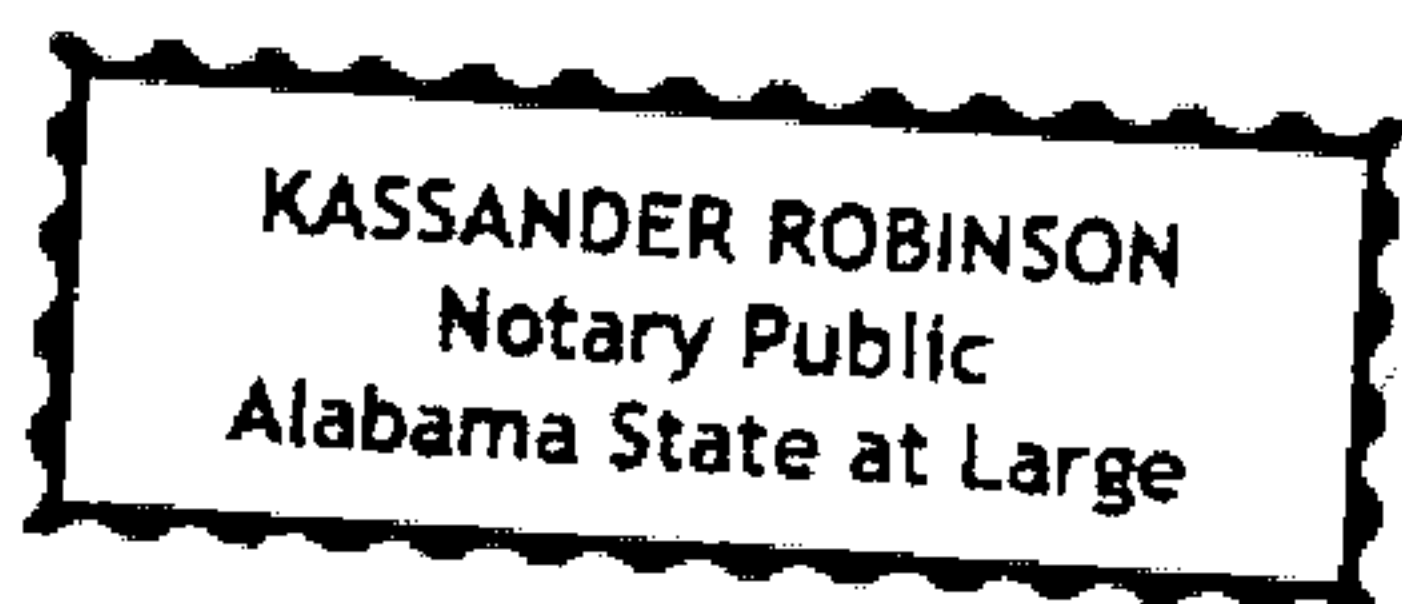


Kassandra Robinson
Notary Public
My commission expires 5-19-25

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned notary public, in and for said county and state, hereby certify that Tracey Denise Becker Towns, as custodian for Mitchell Becker Towns under the Alabama Uniform Transfer to Minors Act, 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, as such custodian and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of January, 2023.



Kassandra Robinson
Notary Public
My commission expires 5-19-25

This instrument was prepared by:
Brian E. Monroe
Attorney-at-Law
615 Clinton Avenue, #18605
Huntsville, Alabama 35804
(256) 534-6789



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2023 10:05:46 AM
\$419.00 JOANN
20230201000026290

Allie S. Beyle