

Send Tax Notice to:
Drake Routh and Ashley Routh
1004 Garnet Drive
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-6178

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$339,900.00)** 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 **Mark Wayne Victory, a married man, and Emily Lynn Victory Liu, Formerly Known As Emily Lynn Victory, and Ray Liu, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

120 Vickery Lane, Lavonia, GA 30553

by **Drake Routh and Ashley Routh (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1004 Garnet Drive, Calera, AL 35040

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 **1004 Garnet Drive, Calera, AL 35040**, 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.

\$339,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

The property herein conveyed does not constitute the homestead of Mark Wayne Victory, nor that of his spouse, neither is it contiguous hereto.

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.

20230207000031170 02/07/2023 09:17:45 AM DEEDS 2/3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2 day of February 2023.

Mark Wayne Victory
Mark Wayne Victory

Emily Lynn Victory Liu
Emily Lynn Victory Liu

Ray Liu
Ray Liu

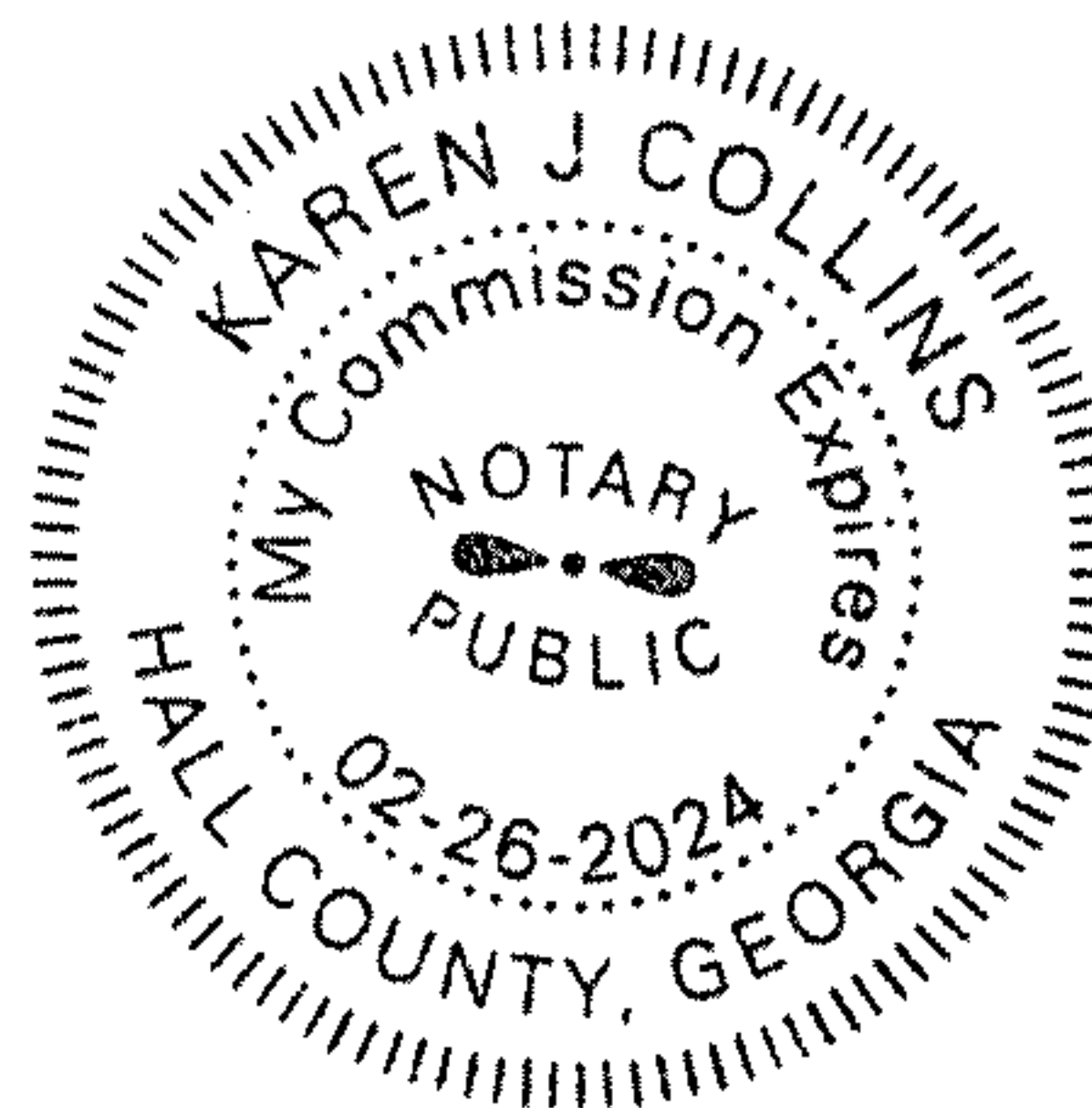
STATE OF GEORGIA
COUNTY OF Hart

I, the undersigned Notary Public in and for said County and State, hereby certify that Mark Wayne Victory, Emily Liu and Ray Liu 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 2nd day of February, 2023.

Karen J. Collins
Notary Public

My Commission Expires: 02-26-2024



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EXHIBIT A

Property 1:

Lot 21, according to the Survey of Emerald Ridge Sector III, as recorded in Map Book 39, Page 35, 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
02/07/2023 09:17:45 AM
\$31.00 BRITTANI
20230207000031170
General Warranty Deed - JTROS (AL)

Allen S. Bayl