

Send Tax Notice to:
Amy Rae Dennis Schalk and Jeffrey
Craig Schalk
2205 Forest Lakes Ln.
Sterrett, AL 35147

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

File: **PEL-23-7058**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) 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

Robert Matt Thompson and James R. Thompson, Trustees of the Mary T. Thompson Trust dated February 6, 2023, James Robert Thompson, an unmarried person and Daniel A. Thompson, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

309 Belvedere Circle, Birmingham, AL 35242

by **Amy Rae Dennis Schalk and Jeffrey Craig Schalk (herein referred to as "Grantee"),** whose mailing address is

2205 Forest Lakes Lane, Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2205 Forest Lakes Ln, Sterrett, AL 35147**, 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.

\$255,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

James R. Thompson, Trustee of Mary T. Thompson Trust dated February 6, 2023 is one and the same as James Ryan Thompson.

James Robert Thompson is one and the same as James R. Thompson and Bobby Thompson, spouse of the decedent Mary T. Thompson, having died on or about February 8, 2023.

The property herein conveyed does not constitute the homestead of Daniel A. Thompson, nor that of his spouse, neither is it contiguous hereto.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 23 day of February, 2023.

Mary T. Thompson Trust dated February 6, 2023

By: Robert Matt Thompson
Robert Matt Thompson, Trustee

By: James R. Thompson
James R. Thompson, Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Matt Thompson**, whose name(s) as **Trustee(s)** of **Mary T. Thompson Trust**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **Mary T. Thompson Trust**, on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2023.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027



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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24 day of Feb,
2023

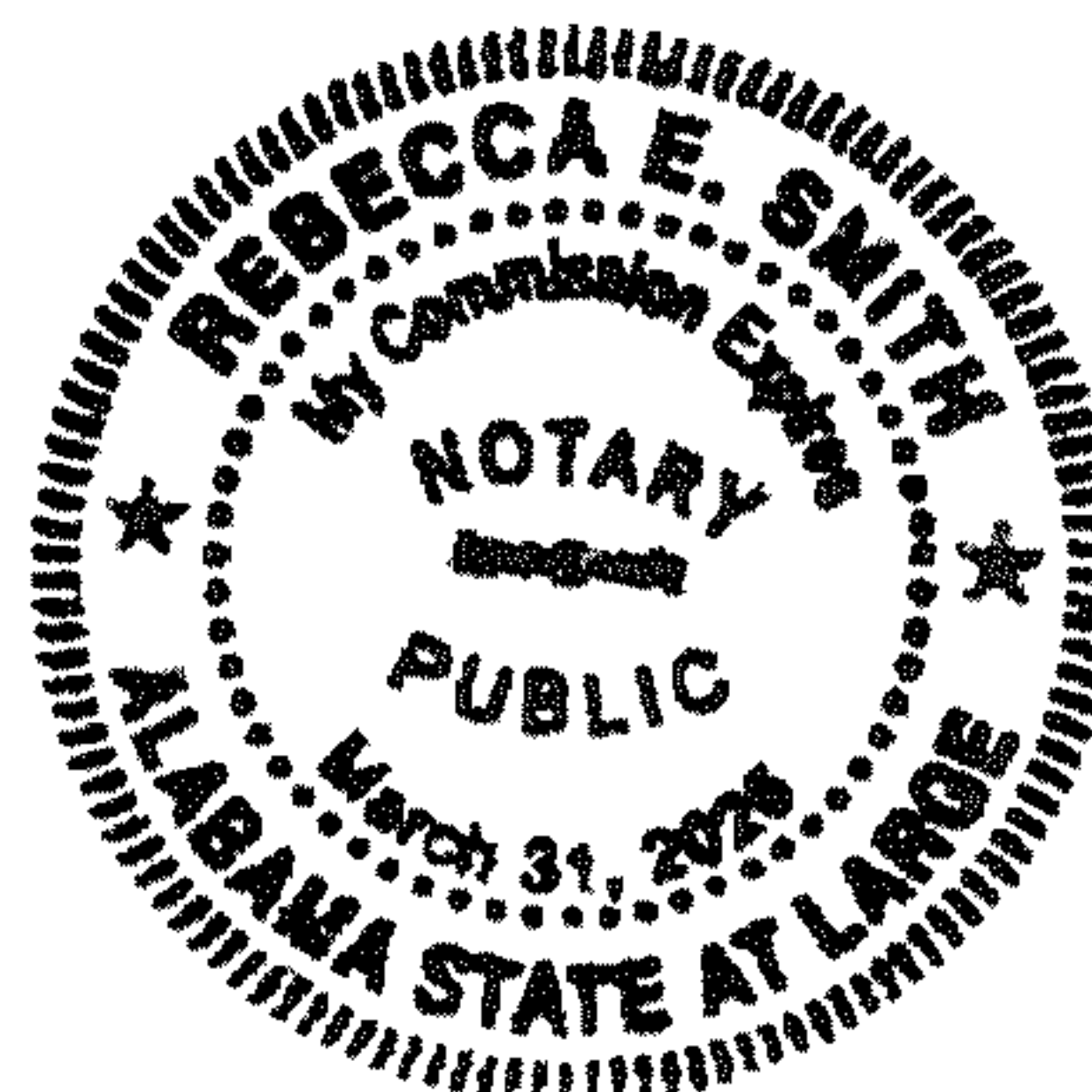
Bo R
James Robert Thompson
D.A. Thompson
Daniel A. Thompson

State of Alabama
County of Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Robert Thompson and Daniel A. Thompson** is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 24 day of Feb, 2023

Rebecca E. Smith
Notary Public
Rebecca E. Smith
Printed Name
My Commission Expires: 03-31-2025



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EXHIBIT A

Property 1:

Lot 59 Block L, according to the Map and Survey of Forest Lakes, Sector 2- Phase 2, as same appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 29, at Page 127.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 02:38:45 PM
\$57.00 JOANN
20230301000056470

Allen S. Bayl