

Send Tax Notice to:
Josh Bush
224 Maranatha Trail
Alabaster, AL 35007

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

File: **PEL-23-6928**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIXTY EIGHT THOUSAND AND 00/100 (\$68,000.00) 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

Renee Helms, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

9637 Highway 79, Panama City Beach, FL 32413

by **Josh Bush (herein referred to as "Grantee")**, whose mailing address is

224 Maranatha Trail, Alabaster, AL 35007

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 **1225 Grande View Lane, Alabaster, AL 35114**, 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.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her 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 21 day of February, 2023.

Renee Helms
Renee Helms

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Renee Helms 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 21 day of February, 2023.

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



EXHIBIT A

Property 1:

Lot 816, according to the Survey Grande View Estates Givianpour Addition to Alabaster, 8th Addition, as recorded in Map Book 32, Page 47, 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
03/02/2023 12:23:27 PM
\$96.00 JOANN
20230302000057660

Allen S. Bayl