

20230320000074830  
03/20/2023 09:52:42 AM  
DEEDS 1/4

Send Tax Notice to:  
Claudia Chandler

111 Norridge Place  
Pelham, AL 35124

This Instrument Prepared By:  
Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-23-7083

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY THREE THOUSAND AND 00/100 (\$273,000.00) 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 Melanie McCord Moore, a married person, Timothy Wilder McCord, a married person, and Barbara Jane McCord Flowers, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

5174 Lake Crest Circle, Hoover, AL 35226

by Claudia Chandler (herein referred to as "Grantee"), whose mailing address is

111 Norridge Place, Pelham, AL 35124

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 111 Norridge Place, Pelham, AL 35124, and more particularly described as:

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

This is not the homestead of the grantor or their spouses.

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

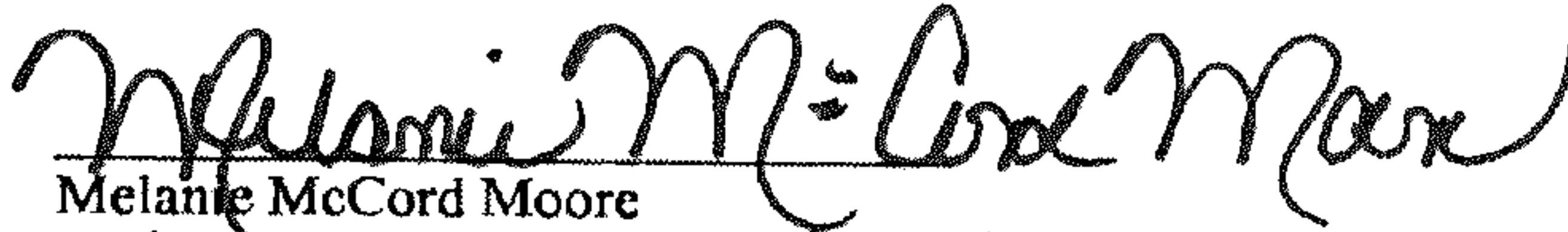
MINING AND MINERAL RIGHTS EXCEPTED.

**\$140,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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 17 day of March, 2023.

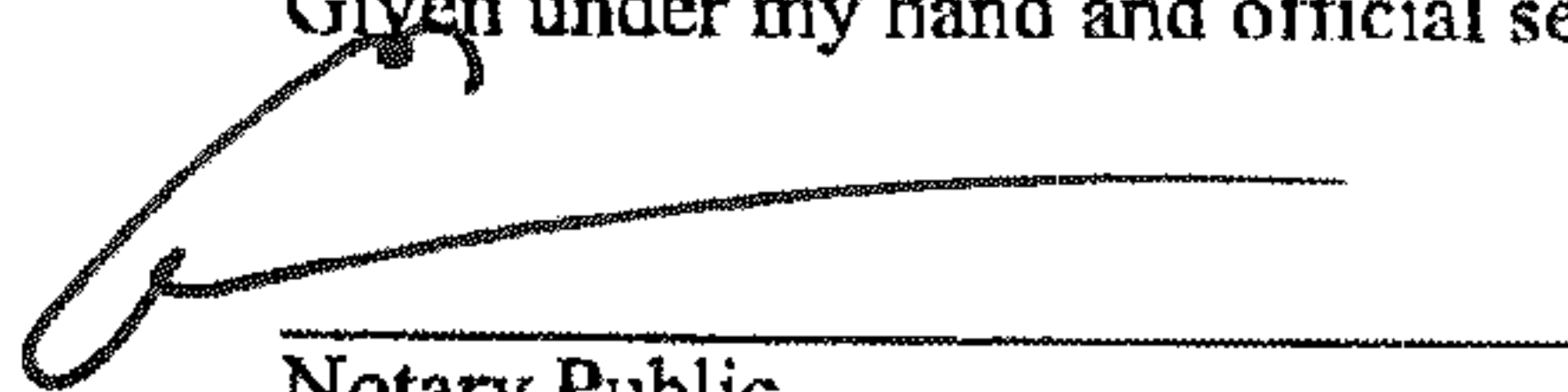
  
Melanie McCord Moore

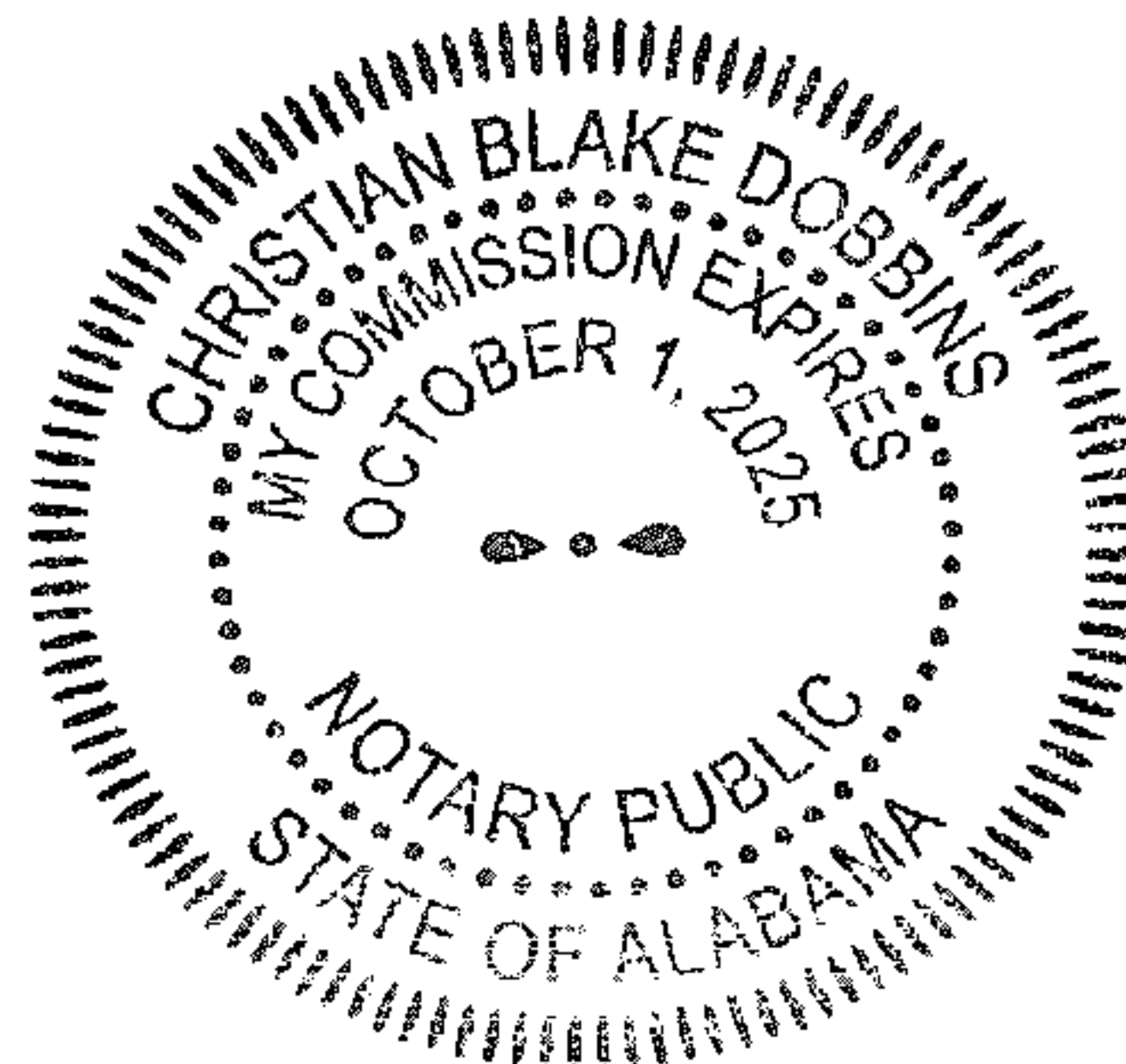
  
Timothy Wilder McCord

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Melanie McCord Moore and Timothy Wilder McCord 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 17 day of March, 2023.

  
Notary Public  
My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15<sup>th</sup> day of March, 2023

X Barbara Jane McCord Flowers  
Barbara Jane McCord Flowers

STATE OF Mississippi  
COUNTY OF Lafayette

I, the undersigned Notary Public in and for said County and State, hereby certify that Barbara Jane McCord Flowers 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 15<sup>th</sup> day of March, 2023.

X Dana Osborn  
Notary Public

My Commission Expires:

9/29/2026



**EXHIBIT A**

Property 1:

Lot 6, according to the Survey of Stratford Place, Phase II, Final Plat as recorded in Map Book 12, Page 91 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**  
**03/20/2023 09:52:42 AM**  
**\$165.00 JOANN**  
**20230320000074830**

*Allen S. Bayl*