

Send Tax Notice to:
David Kimber and Vernee' Kimber
248 Normandy Lane

Chelsea, AL 35043

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

File: **BHM-23-7782**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIFTY THOUSAND AND 00/100 (\$550,000.00) 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 **David A. Rushing and Hester E. Rushing, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1982 Via Di Salerno, Pleasanton, CA 94566

by **David Kimber and Vernee' Kimber (herein referred to as "Grantee," whether one or more)**, whose mailing address is

248 Normandy Lane, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **248 Normandy Lane, Chelsea, AL 35043**, 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.

\$440,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14 day of April, 2023.

David A. Rushing

David A. Rushing

Hester E. Rushing by David A. Rushing, Attorney-In-Fact

Hester E. Rushing by David A. Rushing, Attorney-In-Fact

State of Alabama
County of Jefferson

I, C. Blake Dobbins, a Notary Public, hereby certify that **David A. Rushing**, whose name(s) is signed as Attorney in Fact for **Hester E. Rushing** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 14 day of April, A. D. 2023.

[Signature]
Notary Public

Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, C. Blake Dobbins, a Notary Public, hereby certify that **David A. Rushing** 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/he executed the same voluntarily on the day the same bears date.

Given under my hand this 14 day of April, A. D. 2023.

[Signature]
Notary Public

Printed Name
My Commission Expires:

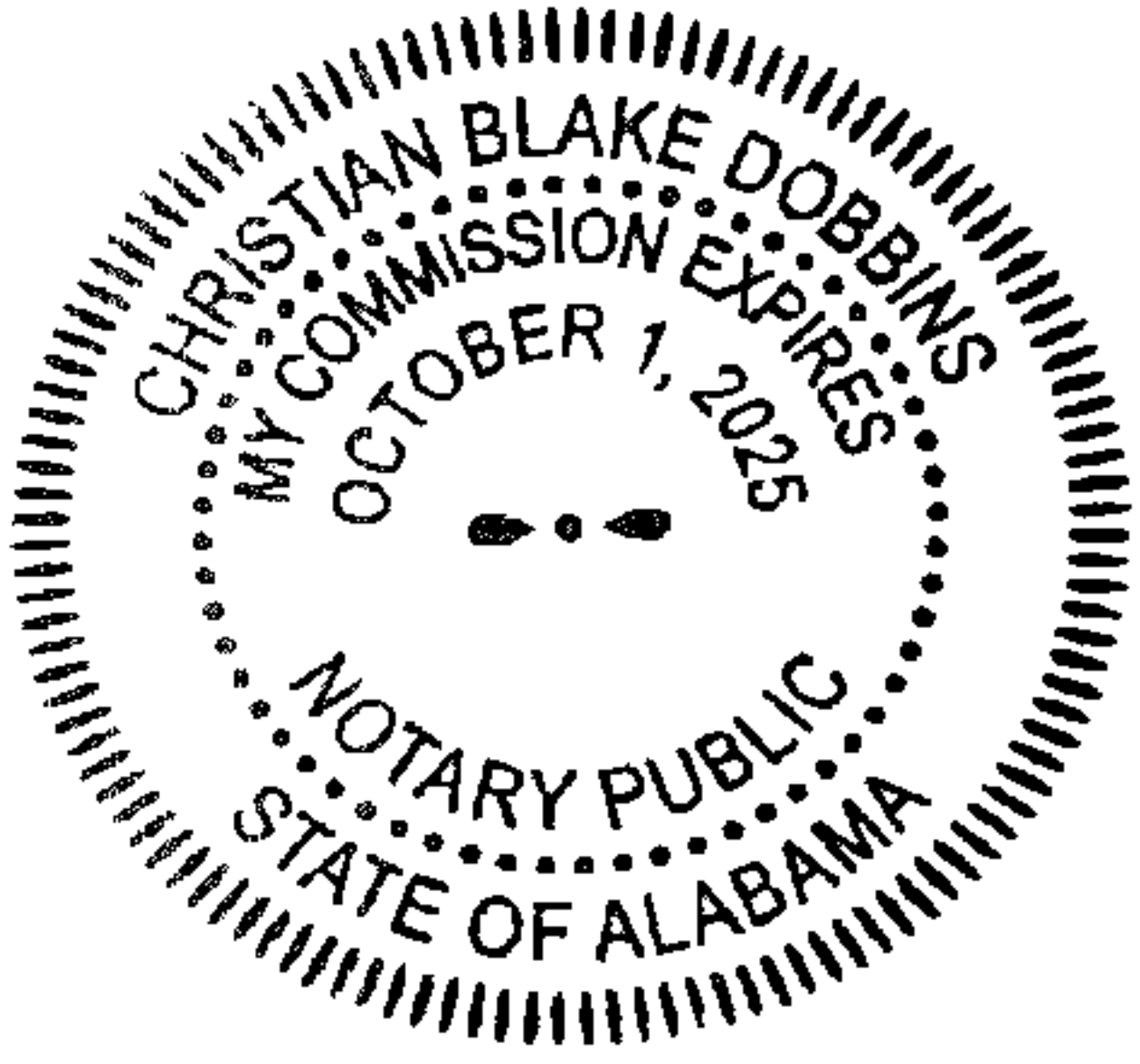


EXHIBIT A

Property 1:

Lot 73A, according to the Resurvey of Lots 71, 72, 73, of Courtyard Manor, as recorded in Map Book 44, Page 146, 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
04/25/2023 02:34:51 PM
\$138.00 JOANN
20230425000120560

Allie S. Bayl