

20230503000130030
05/03/2023 08:01:07 AM
CORDEED 1/3

This deed is being re-recorded to correct the send tax notice address.

20230323000081730
03/23/2023 03:07:55 PM
DEEDS 1/3

Send Tax Notice to:
Wesley A. Calhoun and Kara Brown
**509 Oak Glen Trace
Hoover, AL 35244**

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

File: **BHM-23-7311**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)** 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 **Bret Major Williams and Kristine Norris Williams, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

5306 58th Avenue South, Birmingham, AL 35212
by Wesley A. Calhoun and Kara Brown (herein referred to as "Grantee," whether one or more), whose mailing address is

509 Oak Glen Trace, Hoover, AL 35244
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 **509 Oak Glen Trace, Hoover, AL 35244**, 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.

\$346,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

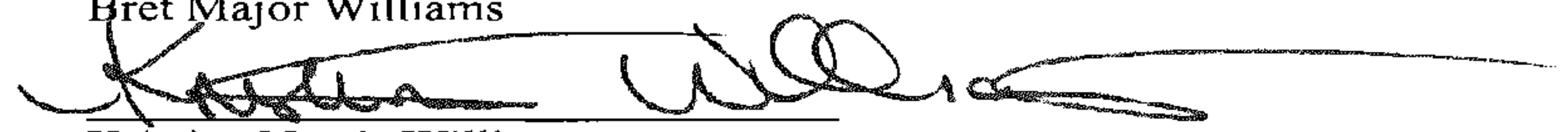
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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.

20230323000081730 03/23/2023 03:07:55 PM DEEDS 2/3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 23 day of March, 2023.

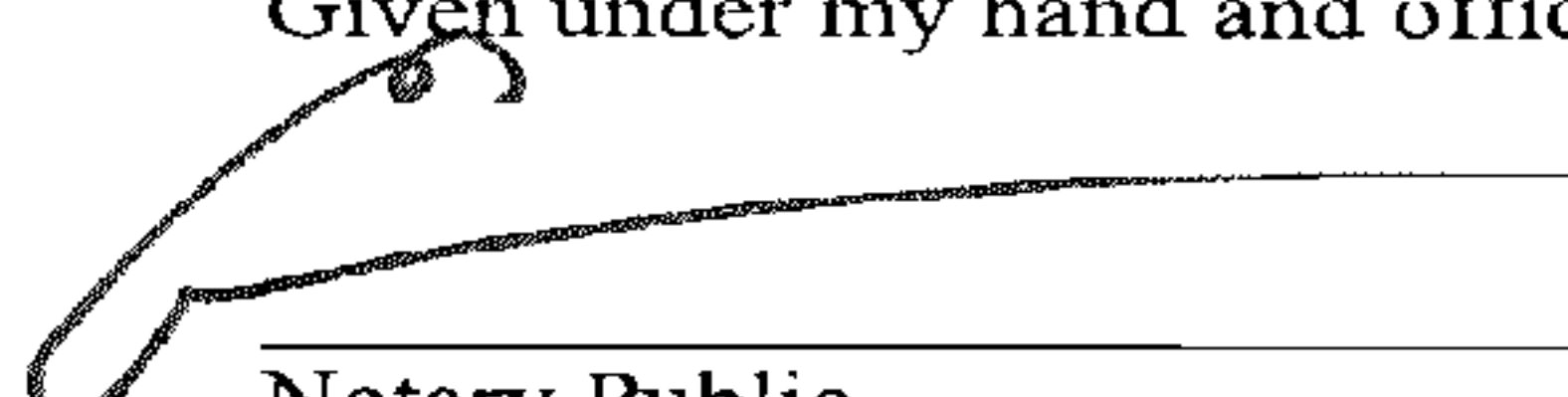

Bret Major Williams


Kristine Norris Williams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Bret Major Williams and Kristine Norris Williams 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 23 day of March, 2023.



Notary Public
My Commission Expires:



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EXHIBIT A

Property 1:

Lot 15, according to the survey of Oak Glen, Second Sector, as recorded in Map Book 9, Page 154, 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
03/23/2023 03:07:55 PM
\$46.50 PAYGE
20230323000081730

Allen S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2023 08:01:07 AM
\$29.00 JOANN
20230503000130030

Allen S. Bayl