

Send Tax Notice to:

Amanda Sipper

10472 Chelsea Rd
Chelsea, AL 35043

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-8879**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$339,900.00)** 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 Suedkamp and Connie M. Suedkamp, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

635 Sunnybrook Drive, Florence, KY 41042

by **Amanda Sipper (herein referred to as "Grantee")**, whose mailing address is

10472 Chelsea Rd., Chelsea, AL 35043

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 **10472 Chelsea Rd., 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 TIHEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$271,920.00 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 11th day of May, 2023.

David Suedkamp
David Suedkamp

Connie M. Suedkamp
Connie M. Suedkamp

~~STATE OF ALABAMA~~ Kentucky
~~COUNTY OF JEFFERSON~~ Boone

I, the undersigned Notary Public in and for said County and State, hereby certify that David Suedkamp and Connie M. Suedkamp 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 11th day of May, 2023.

[Signature]
Notary Public
My Commission Expires: Sept. 11, 2026

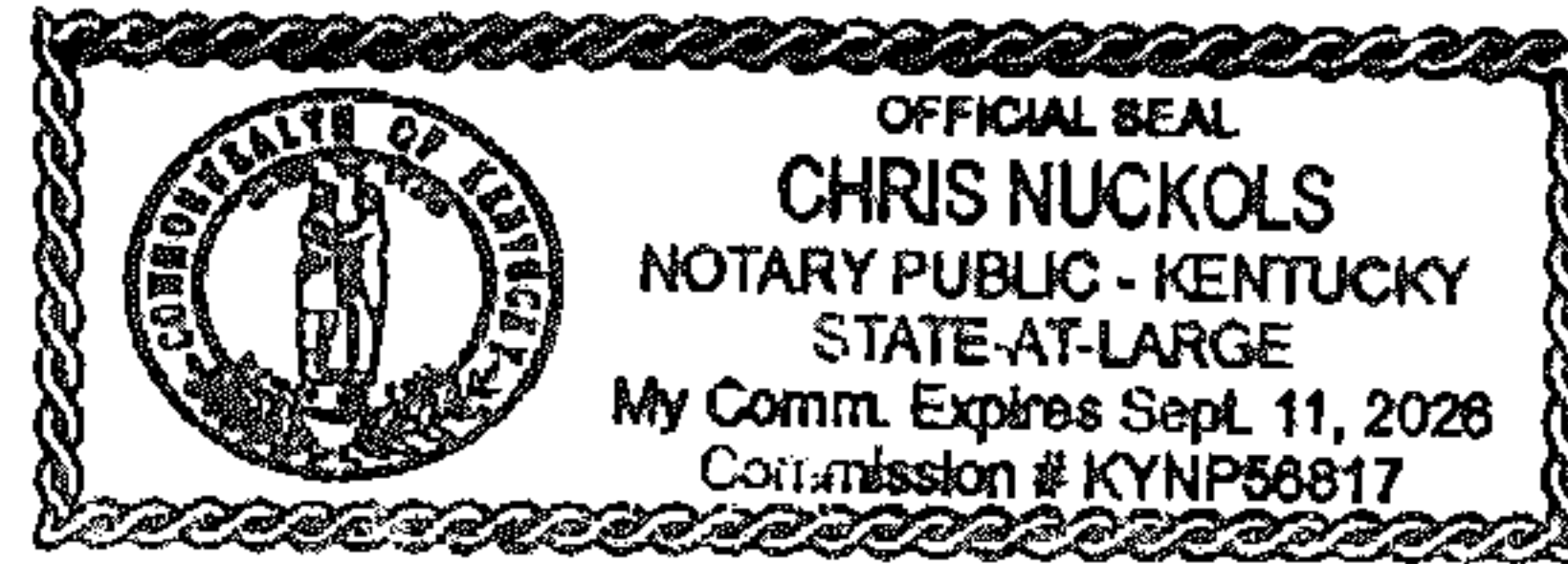


EXHIBIT A

Property 1:

Lot 3, according to the Survey of Gentry Family Subdivision, as recorded in Map Book 45, Page 66, in the Probate Office, Shelby County, Alabama.

ALSO: an easement for ingress and egress and public utilities more particularly described as follows: Commence at the NE corner of the NW 1/4 of NW 1/4 of Section 2, Township 20 south, Range 1 West, Shelby County, Alabama, and run in a southerly direction along the east line of said 1/4 - 1/4 section for a distance of 656.98 feet to an existing #4 iron rebar; thence turn an angle to the right of 106 degrees 37' 59" and run in a northwesterly direction for a distance of 198.04 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 416.96 feet to an existing #4 iron rebar; thence turn an angle to the right of 90 degrees 01' 12" and run in a northeasterly direction for a distance of 20.0 feet; thence turn an angle to the right of 85 degrees 35' and run in a southeasterly direction for a distance of 417.31 feet; thence turn an angle to the right of 93 degrees 26' 09" and run in a southwesterly direction for a distance of 52 feet, more or less, to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2023 02:22:00 PM
\$96.00 PAYGE
20230512000141620

Allen S. Bayl