

Send Tax Notice to:
Gregory A. Neal, Jr and Jennifer
Wadsworth Neal

2508 Hamilton Circle
Pelham, AL 35124

File: BHM-23-10432

STATE OF ALABAMA
COUNTY OF SHELBY

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

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THREE THOUSAND FIVE HUNDRED AND 00/100 (\$303,500.00)** 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 **Tyler Duncan, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

500 Shades Crest Road, Hoover, AL 35226

by **Gregory A. Neal, Jr and Jennifer Wadsworth Neal (herein referred to as "Grantee," whether one or more)**, whose mailing address is

2508 Hamilton Circle, Pelham, AL 35124

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 **2508 Hamilton Circle, Pelham, AL 35124**, 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.

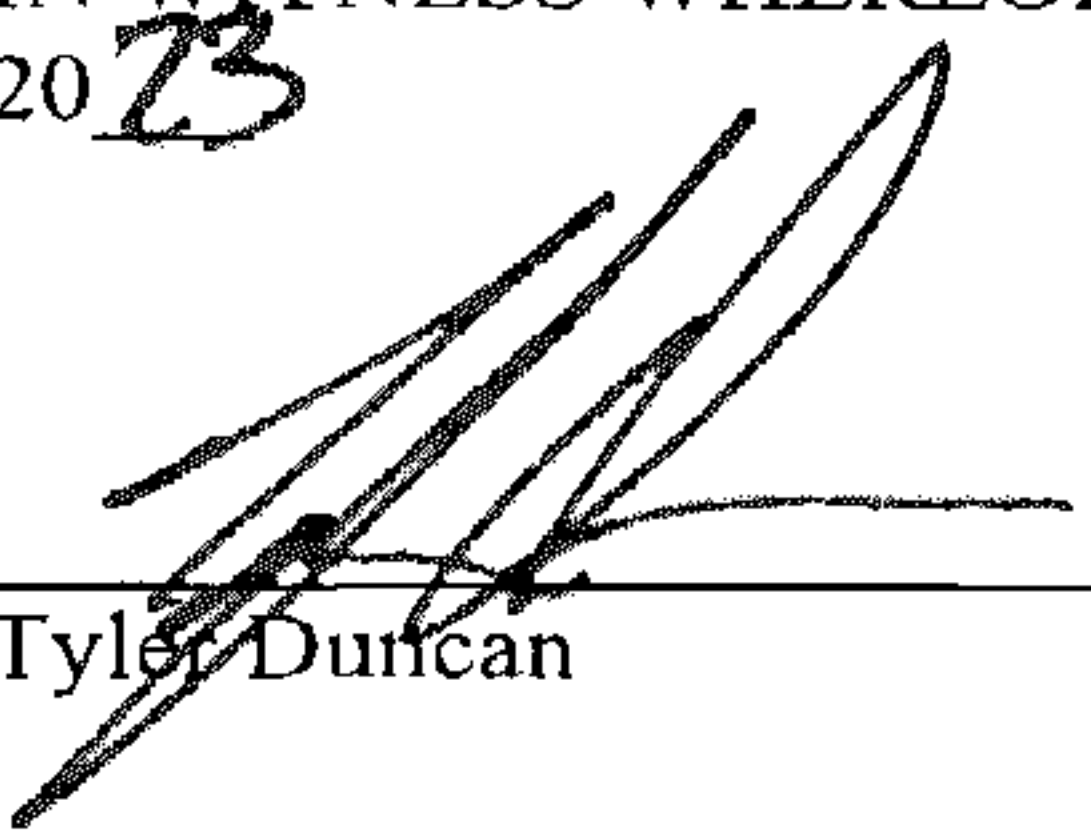
This property is not the homestead of the grantor, nor that of their spouse.

\$285,000.00 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.

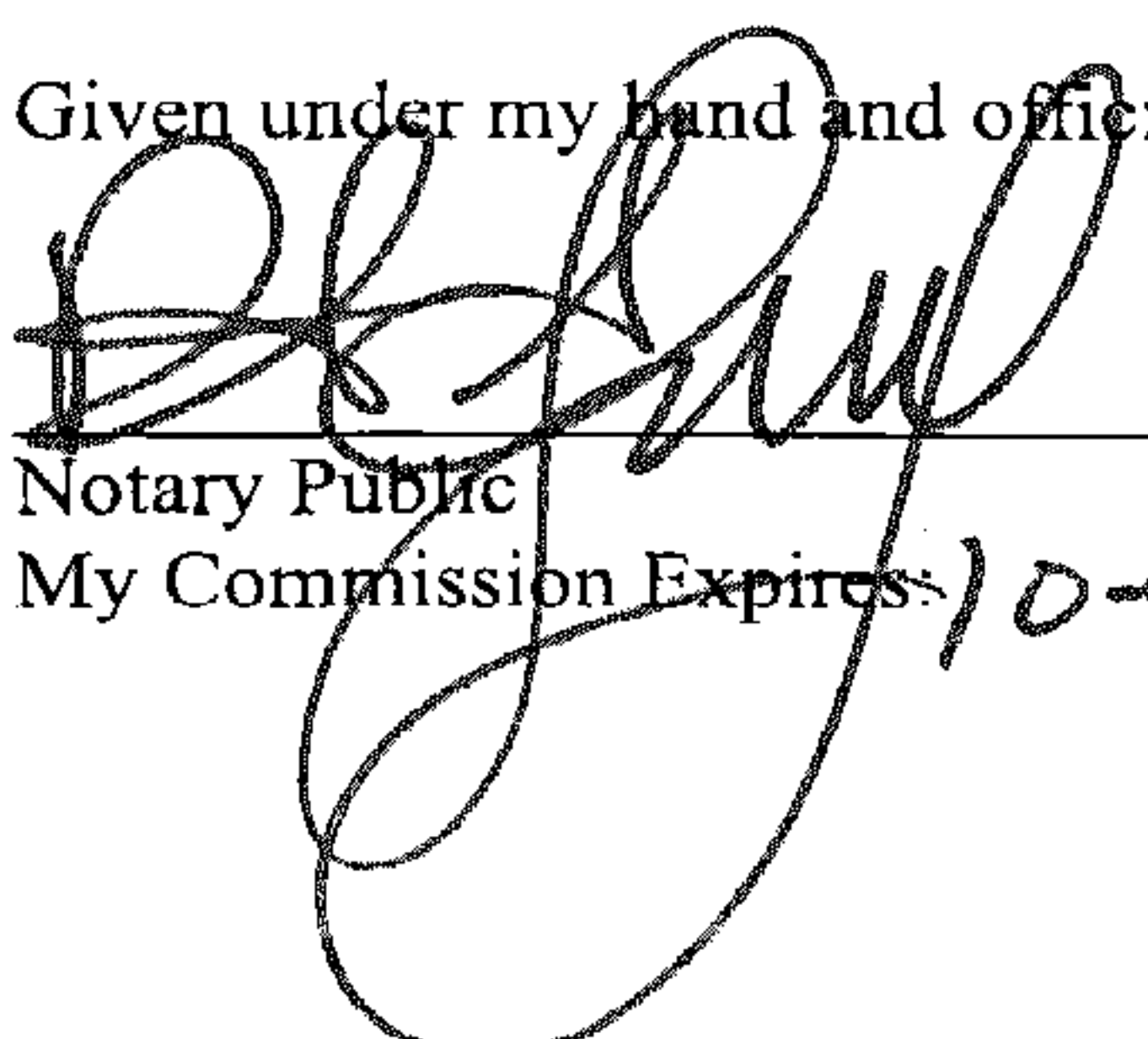
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7th day of July, 2023


Tyler Duncan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tyler Duncan 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 5th day of July, 2023.


Notary Public

My Commission Expires 10-4-25

Patrick Galloway
Notary Public
Alabama State At Large
My Commission Expires: October 4th, 2025

EXHIBIT A

Property 1:

Lot 212, according to the Survey of Chandalar South Fifth Sector, as recorded in Map Book 6, 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
07/11/2023 10:04:55 AM
\$46.50 PAYGE
20230711000205680

Allen S. Bayl