

SEND TAX NOTICE TO:

Leroy Abrahams and Malisa Abrahams
2775 Saddlecreek Trail
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION TWO HUNDRED FORTY ONE THOUSAND NINE HUNDRED TWENTY FOUR AND 00/100 (\$1,241,924.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stevan K. Goozee, a married Man**, whose address is 1421 Canyon Rd Vestavia AL 35216 and **Christine P. Goozee, an unmarried person**, whose address is 3611 Courtyard Lane Vestavia AL 35216 (hereinafter "Grantor", whether one or more), by **Leroy Abrahams and Malisa Abrahams**, whose address is 2775 Saddlecreek Trail, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Leroy Abrahams and Malisa Abrahams, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2775 Saddlecreek Trail, Birmingham, AL 35242 to-wit:**

Lots 1, 2 and 3, according to the Plat of Goozee Property, as recorded in Map Book 26, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$993,539.00 executed and recorded simultaneously herewith.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of July, 2023.

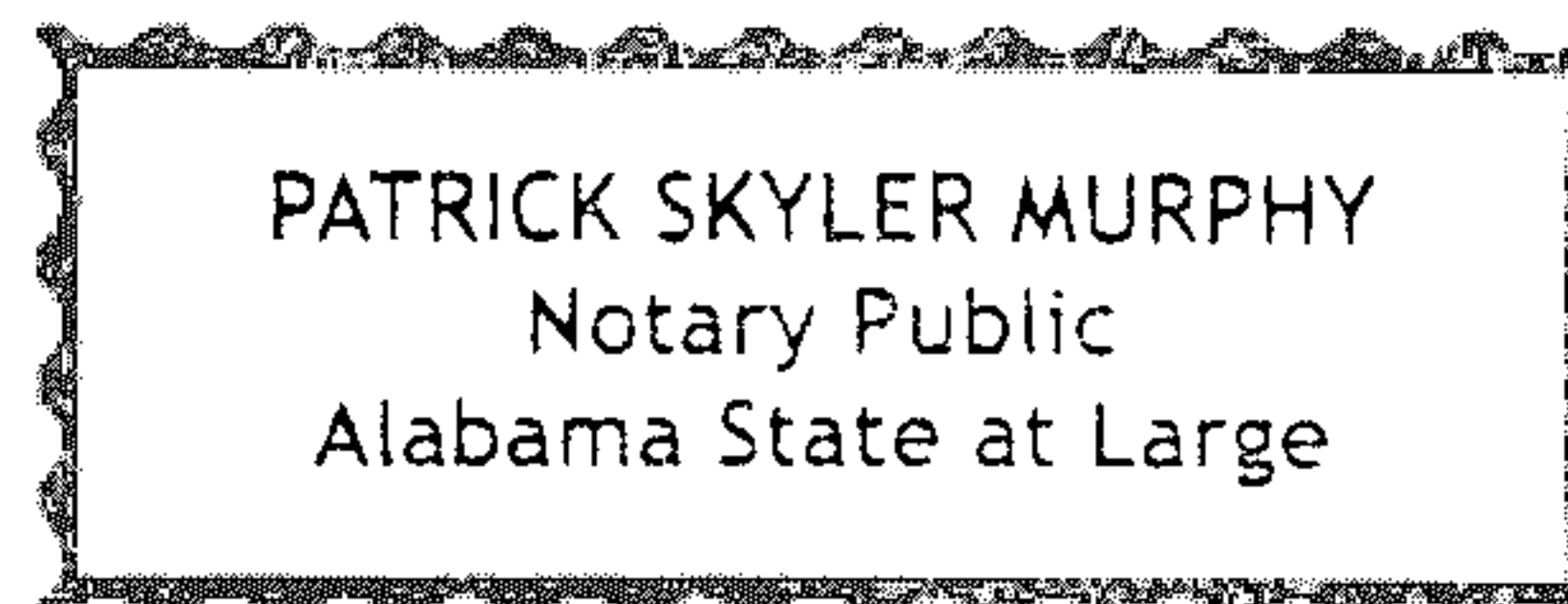

Stevan K. Goozee

STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned Notary Public in and for said County and State, hereby certify that Stevan K. Goozee 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 ^{20th}~~21st~~ day of July, 2023.


Notary Public
My Commission Expires: 03-25-26



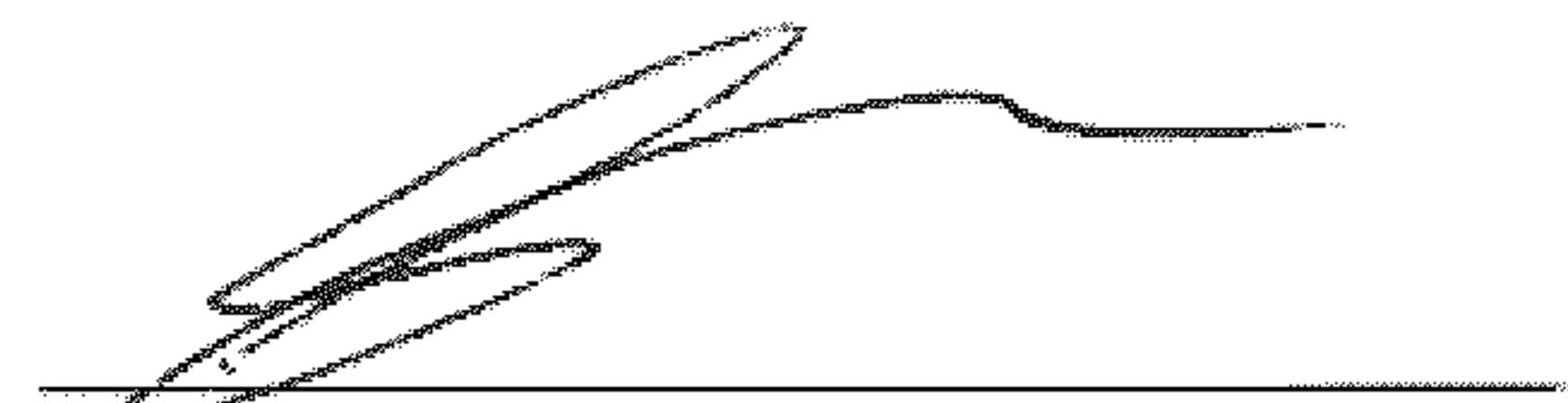
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of July, 2023.


Christine P. Goozee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christine P. Goozee 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 21st day of July, 2023.


Notary Public
My Commission Expires: 03-25-26

