

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Seven Thousand and 00/100 (\$407,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **GENEVA S. AYCOCK, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **TURNER-MCINTYRE LIVING TRUST DATED MARCH 1, 2022**, referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 37, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$362,230.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

JESSE W. AYCOCK, THE OTHER GRANTEE IN DEED RECORDED IN INST. #20141103000345580, DIED ON OR ABOUT JULY 10, 2015.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 4th day of August, 2023.

Geneva S. Aycock
GENEVA S. AYCOCK

Geneva S. Aycock
GENEVA S. AYCOCK

BY: *Nancy A. Norris Attorney-in-Fact*
NANCY A. NORRIS, ATTORNEY-IN-FACT

BY: *Joy A. Carter Attorney In Fact*
JOY A. CARTER, ATTORNEY-IN-FACT

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that GENEVA S. AYCOCK, BY NANCY A. NORRIS, ATTORNEY-IN-FACT AND GENEVA S. AYCOCK BY JOY A. CARTER, ATTORNEY-IN-FACT whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, in their capacity of Attorney-in-Fact for Geneva S. Aycock and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 4th day of August, 2023.

My Commission Exp:

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
TURNER-MCINTYRE LIVING TRUST DATED MARCH 1,
2022
433 EATON ROAD
BIRMINGHAM, AL 35242



