

Send Tax Notice to:
Charles Pratt, Heidi Higgins Pratt,
and David Pratt, Jr.

5157 Hollow Log Lane
Birmingham, AL 35244

File: BHM-23-11497

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 **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00)** 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

Calvin Kennedy and Rebecca Kennedy, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

1008 Lake Winds Drive, Birmingham, AL 35244

by **Charles Pratt, Heidi Higgins Pratt, and David Pratt, Jr. (herein referred to as "Grantee," whether one or more),** whose mailing address is

5157 Hollow Log Lane, Birmingham, 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 **5157 Hollow Log Lane, Birmingham, 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.

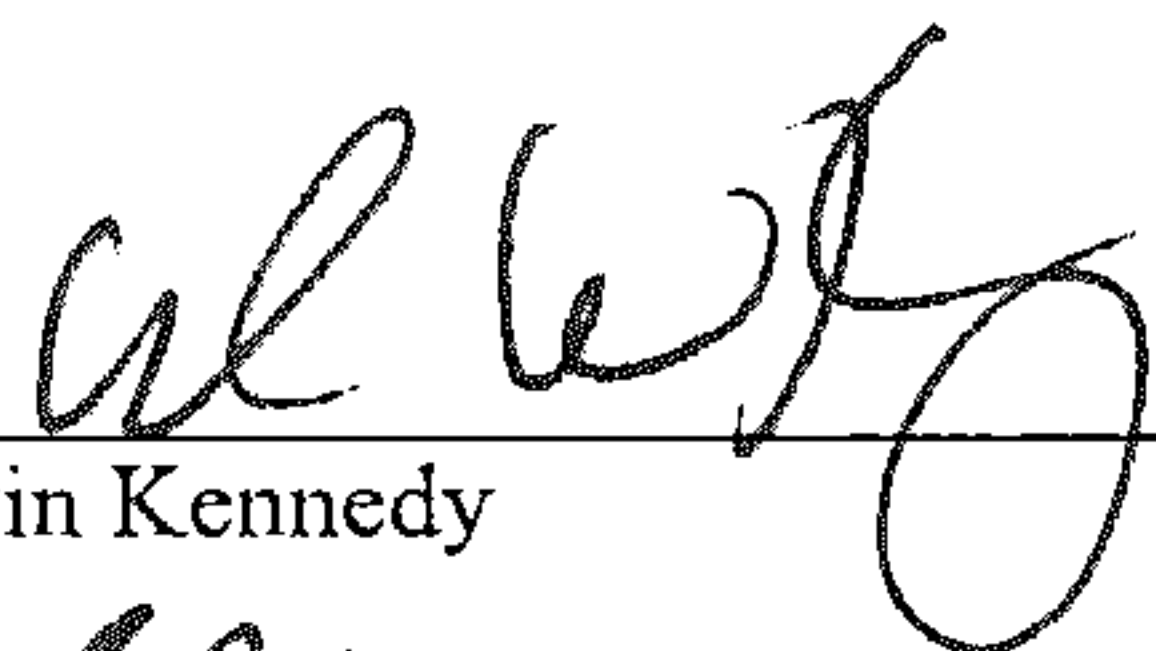
MINING AND MINERAL RIGHTS EXCEPTED.

\$360,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

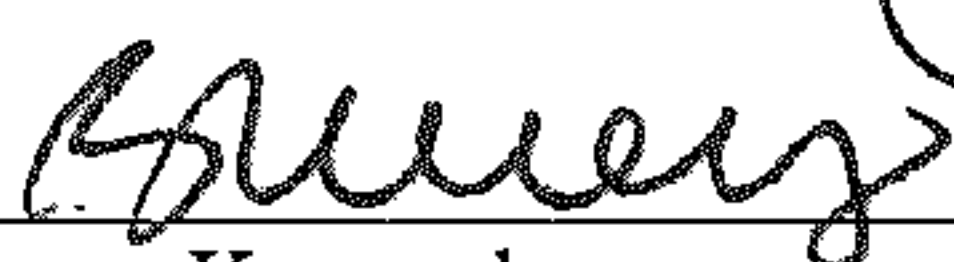
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 17 day of August, 2023



Calvin Kennedy

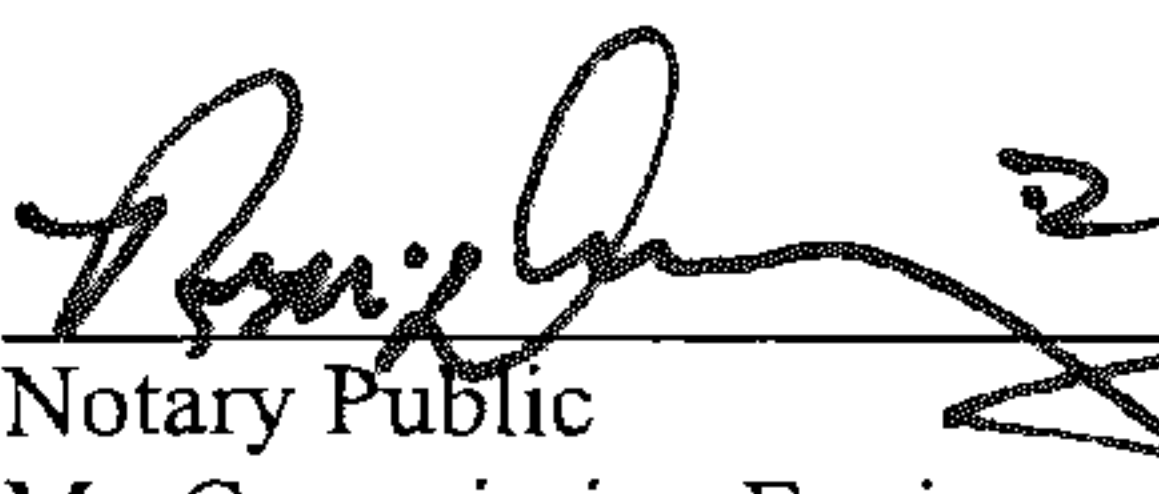


Rebecca Kennedy

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Calvin Kennedy and Rebecca Kennedy 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 17 day of August, 2023.



Notary Public
My Commission Expires:

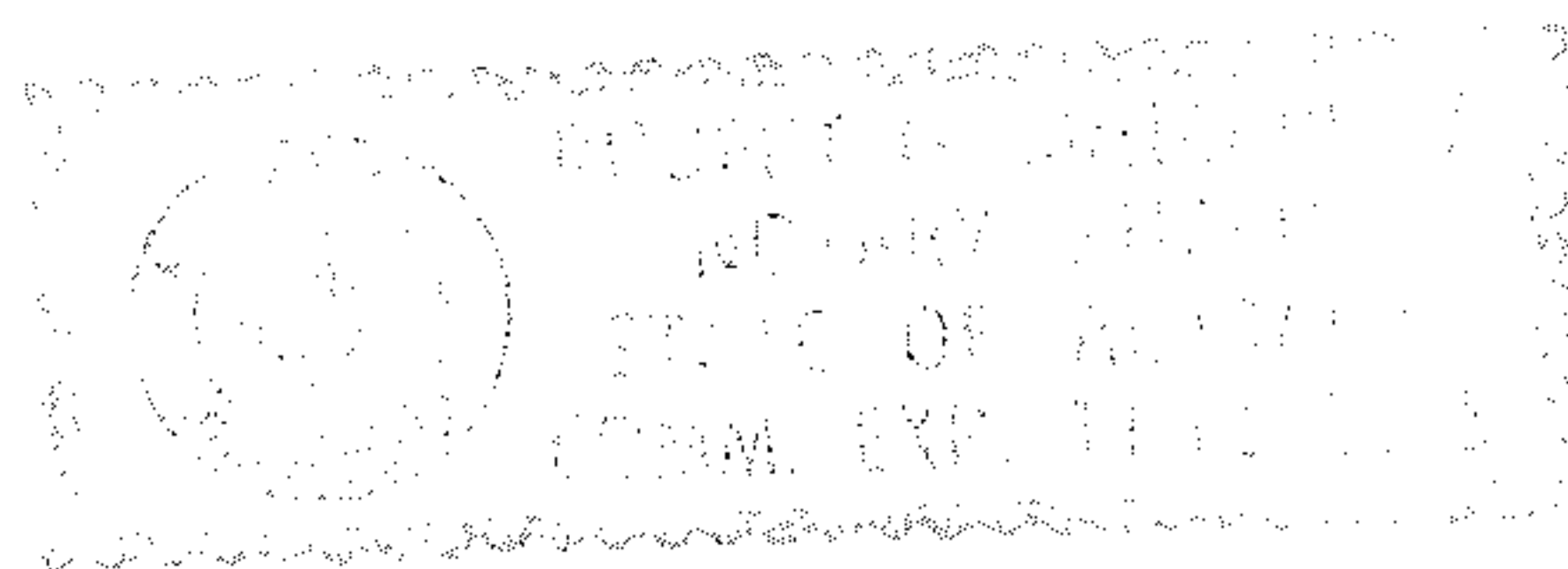


EXHIBIT A

Property 1:

Lot 71, according to the Map and Survey of Homestead, 3TM Sector, as recorded in Map Book 6, Page 118, 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
08/22/2023 08:55:15 AM
\$69.00 BRITTANI
20230822000251530

Allen S. Bayl