

0.50% Jefferson
99.5% Shelby

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3786A

SEND TAX NOTICE TO:

4647 Vintage Lane
Birmingham AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY/JEFFERSON
KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand Five Hundred and 00/100 Dollars (\$305,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Dianna Renee Dubose f/k/a as Dianna Renee Hyre and Joseph Walter Dubose, Jr., a married couple** whose mailing address is: 9740 Chundker St. Pensacola, FL 32534 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Virginia E. Jager** whose mailing address is: 4647 Vintage Ln Birmingham AL 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby and Jefferson** County, Alabama, having a property address of **4647 Vintage Lane, Birmingham, AL 35244**

Lot 5, according to the Survey of Cahaba Point addition to Wine Ridge as recorded in Map Book 12, Page 97 in the Probate office of Shelby County and in Map Book 157, Page 80 in the Probate Office of Jefferson County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

~~177,000.00~~
~~\$378,000.00~~ of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

This Deed Effective 8-21-2023

Dianna Renee Dubose is one and the same person as Dianna Renee Hyre grantee in that certain deed recorded in recorded in Instrument #20160602000189490 and Srivener's Affidavit in Instrument #20161215000456810 in the Probate Office of Shelby and recorded in Instrument #2016055118 and Srivener's Affidavit in Instrument #2016130385 in the Probate Office of Jefferson County, Alabama.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of August, 2023


Dianna Renee Dubose f/k/a Dianna Renee Hyre


Joseph Walter Dubose, Jr.

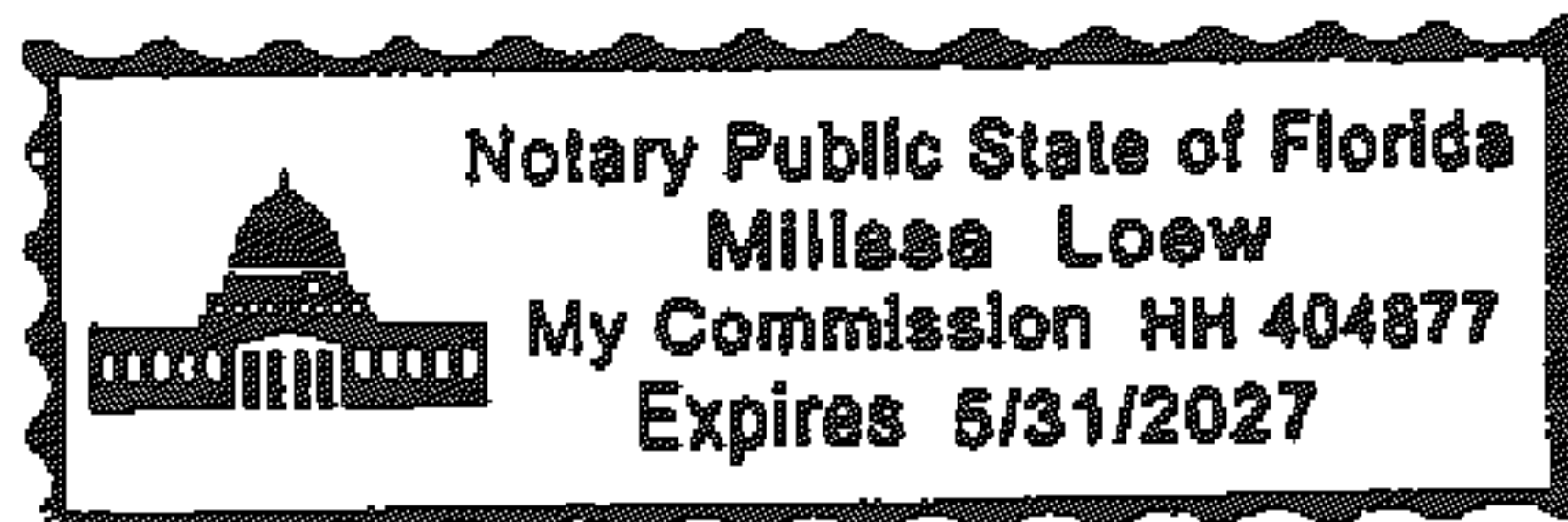
STATE OF Florida

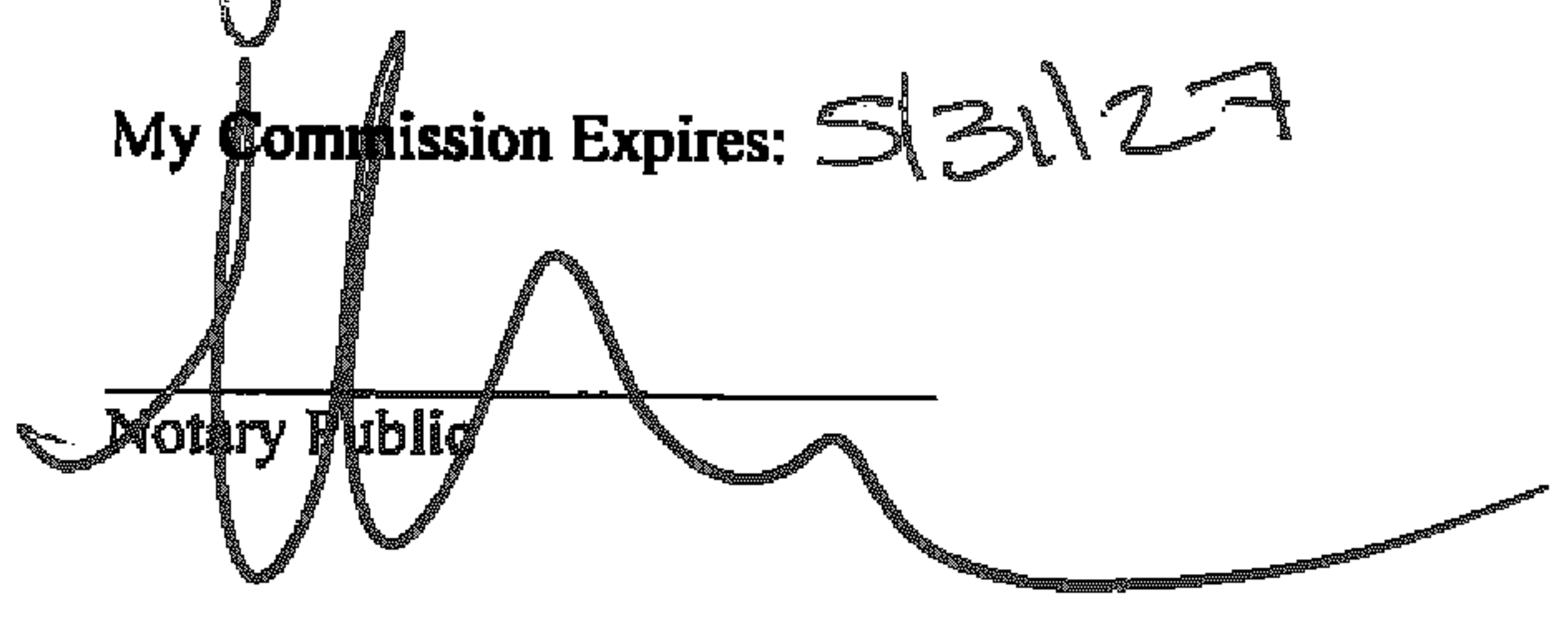
Escambia County ss:

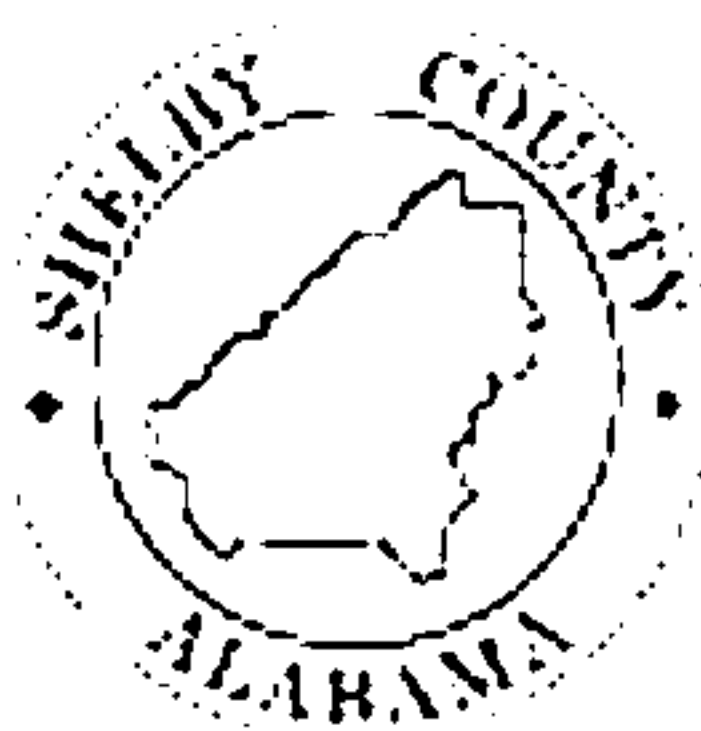
I, Melissa Loew, a Notary Public in and for said county in said state, hereby certify that **Dianna Renee Dubose f/k/a Dianna Renee Hyre and Joseph Walter Dubose, Jr.** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 17 day of August, 2023

My Commission Expires: 5/31/27




Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2023 10:08:11 AM
\$154.50 JOANN
20230822000251730

Allie S. Bayl