

Send Tax Notice to:
Daniel L. Bass and Alana M. Bass,
Trustees of The Daniel & Alana Bass
Revocable Living Trust, dated June
15, 2019

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

File: **BHM-23-11946**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00)** 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
Don A. Scivley and Teri F. Scivley, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

1500 Manhattan Street, Homewood, AL 35209

by **Daniel L. Bass and Alana M. Bass, Trustees of The Daniel & Alana Bass Revocable Living Trust, dated June 15, 2019** (herein referred to as "Grantee"), whose mailing address is

34160 Birchwood Lane, Vestavia, AL 35243

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **850 Fowler Lane, Shelby, AL 35143**,

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.

\$562,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/docs for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, 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 24th day of August,
2023

Don A. Scivley
Don A. Scivley

Teri F. Scivley
Teri F. Scivley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Don A. Scivley and Teri F. Scivley 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 24th day of August, 2023.

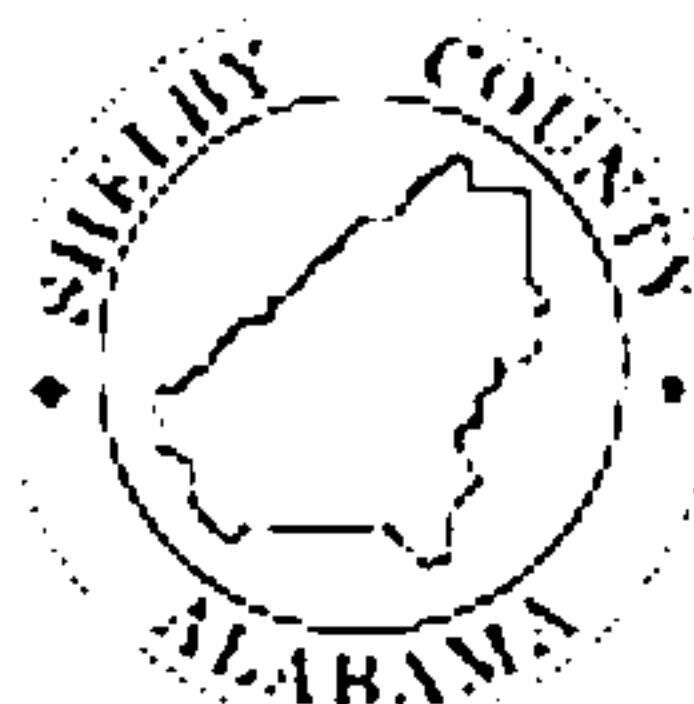
Kelly C. Mordecai
Notary Public

My Commission Expires:



EXHIBIT A

Property 1:
Lot 40, according to the Map of 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, 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
08/28/2023 11:23:38 AM
\$215.50 PAYGE
20230828000258200

Allie S. Boyd