

Send Tax Notice to:
Yellowhammer Property Group, LLC
2956 Zilphy Street
Hoover, AL 35244

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

File: BHM-23-12327

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$259,000.00)** 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 **Lisa C. West and Gillian West, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is
1728 Harliquin Run,. Austin, Texas 78758

by **Yellowhammer Property Group, LLC, (herein referred to as "Grantee"),** whose mailing address is
4018 Back Forty Lane, Moody, AL 35004

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 **20 Ashford Circle, 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.

TO HAVE AND TO HOLD to said Grantee, 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, 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 30 day of August, 2023.

✓ Lisa C. West by Gillian West Attorney-in-fact
Lisa C. West by Gillian West, Attorney-In-Fact

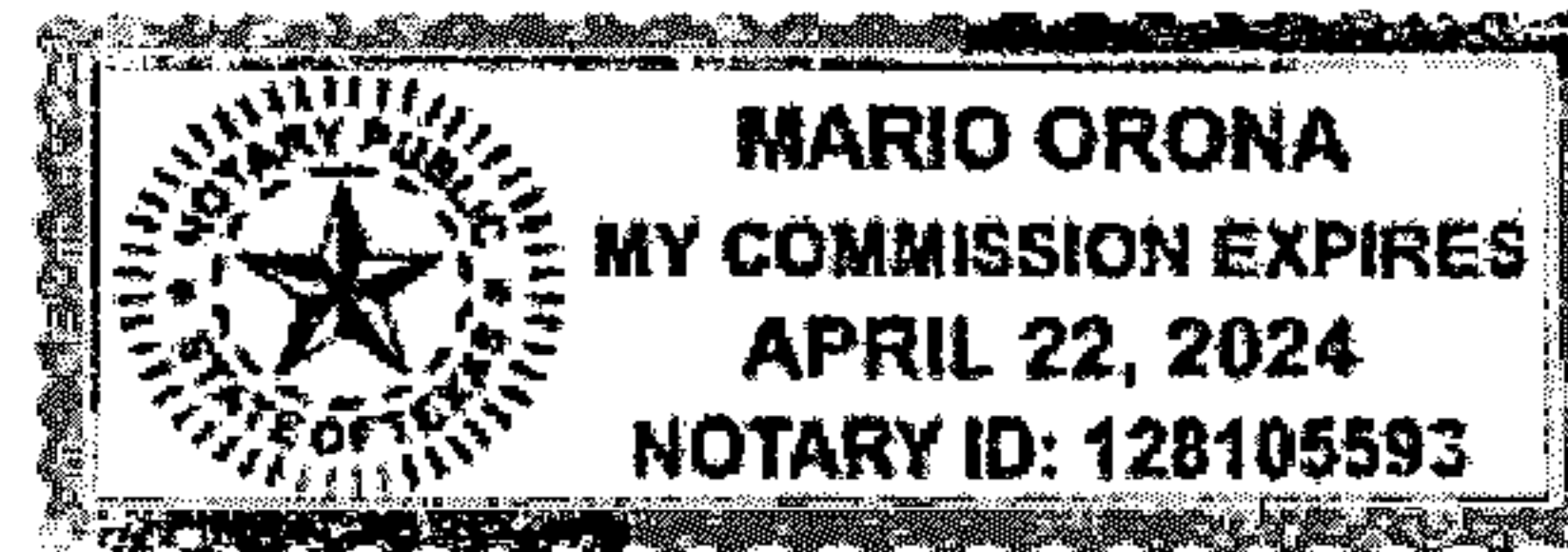
✓
Gillian West

State of TX
County of Wau

I, ✓ Mario Orona, a Notary Public, hereby certify that Gillian West, whose name is signed as Attorney in Fact for Lisa C. West 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of August, A. D. 2023

✓ Mario Orona
Notary Public
✓ Mario Orona
Printed Name
My Commission Expires: 04/22/2024



State of TX
County of TARRANT

I, ✓ Mario Orona, a Notary Public, hereby certify that Gillian West, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of August, A. D. 2023

✓ Mario Orona
Notary Public
✓ Mario Orona
Printed Name
My Commission Expires:

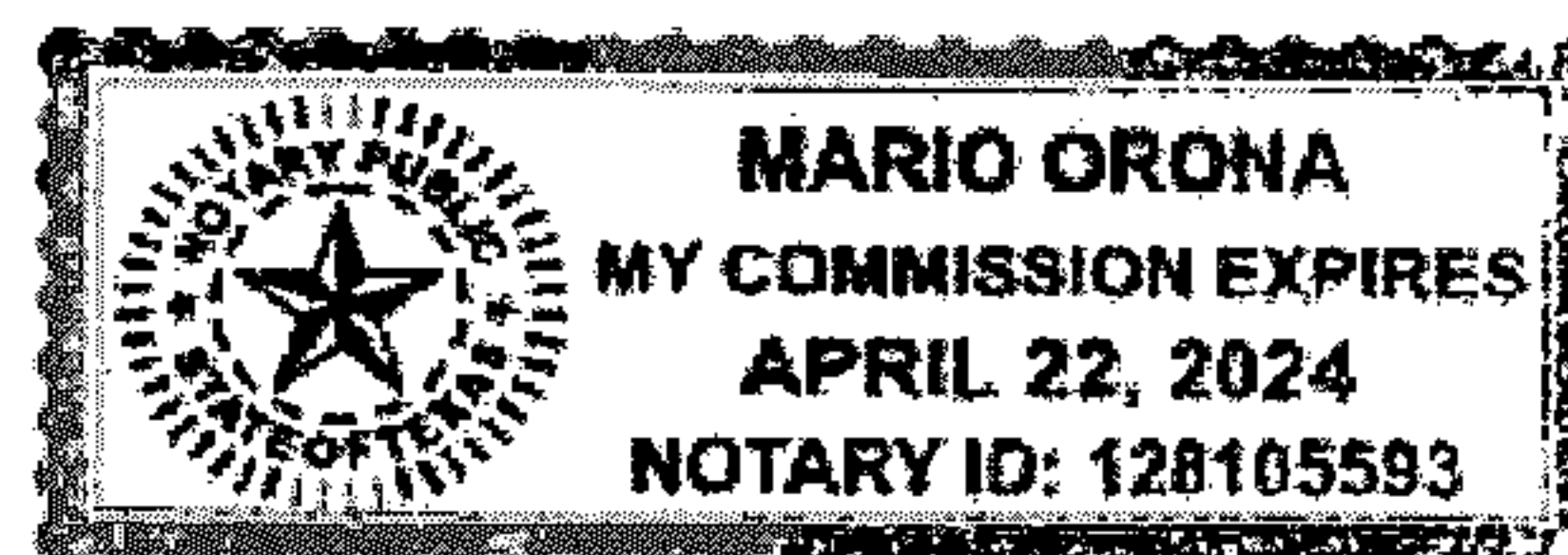


EXHIBIT A

Property 1:
Lot 20-A, according to a Re-Survey of Lots 18, 19, 20, 21, 22, 23 and 24, in the Amended Map of Chase Plantation, as recorded in Map Book 8, Page 111, in the Probate Office of Shelby County, Alabama.



File No.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2023 03:51:31 PM
\$287.00 **BRITTANY** General Warranty Deed - POA (AL)
20230831000264730

Alvin S. Bayl 3 of 3