

Send Tax Notice to:

Ashley Puckett

402 Laurel Woods Tree
Helena, AZ 35080

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-23-11511

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY EIGHT THOUSAND FOUR HUNDRED AND 00/100 (\$268,400.00)** 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 **Timothy R. Pfaff and Anna Pfaff, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

8516 Skyline Way, Trussville, AL 35173

by **Ashley Puckett (herein referred to as "Grantee")**, whose mailing address is

402 Laurel Woods Tree, Helena, AZ 35080

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 **402 Laurel Woods Tree, Helena, AL 35080**, 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 8th day of September, 2023

Timothy R. Pfaff
Timothy R. Pfaff

Anna Pfaff
Anna Pfaff

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy R. Pfaff and Anna Pfaff 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 8th day of September, 2023.

Palmer Austin Mordecai
Notary Public
My Commission Expires:

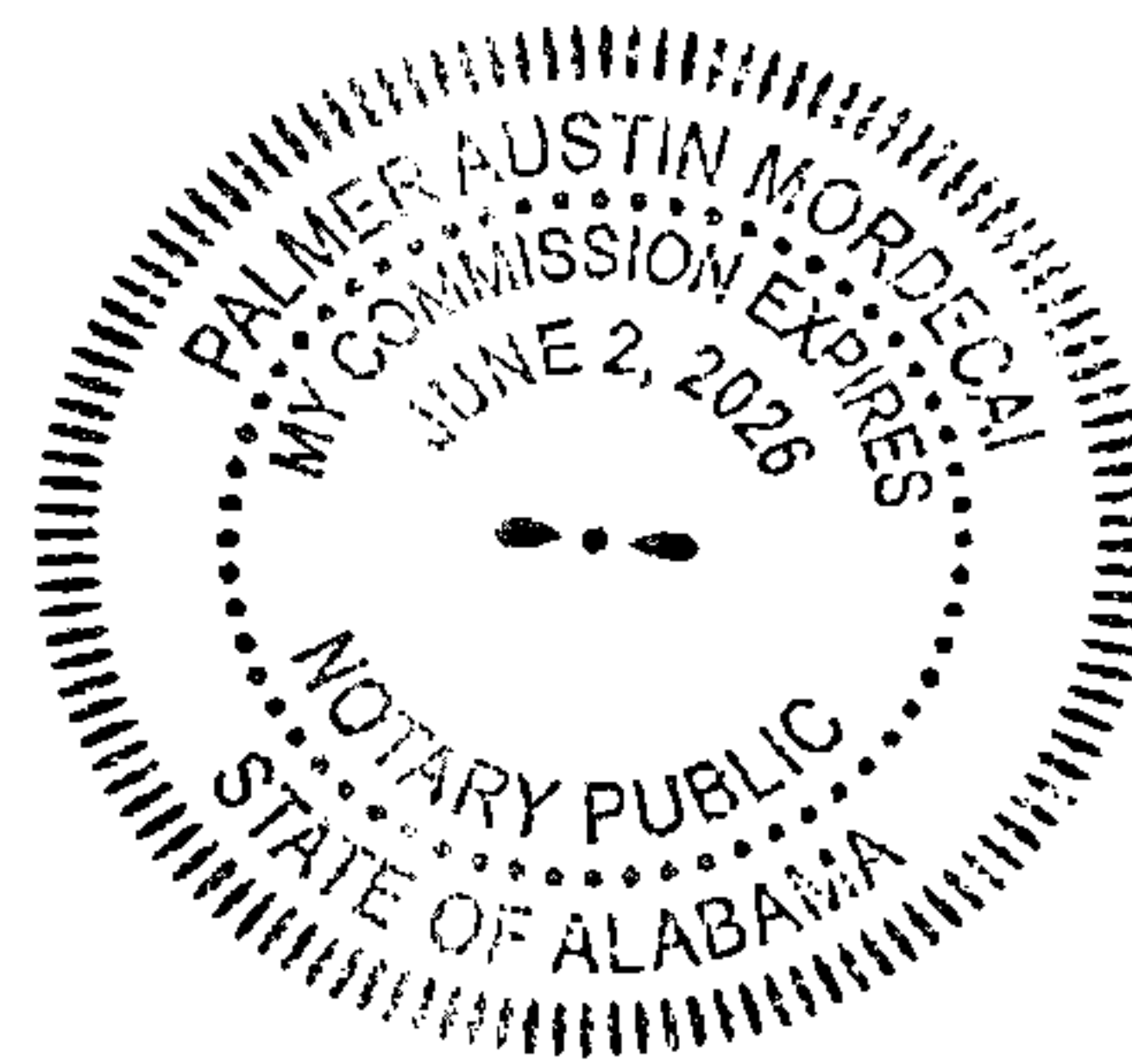
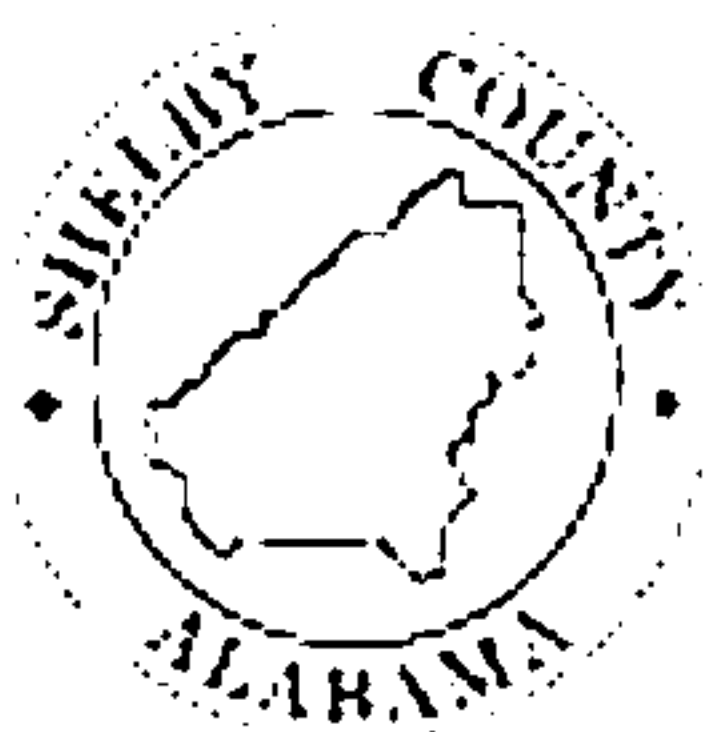


EXHIBIT A

Property 1:

Lot 40, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, 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
09/11/2023 09:15:33 AM
\$296.50 JOANN
20230911000272790

Allen S. Bayl