

Send Tax Notice to:

Dolores A. Guschke and Evan Paul

Guschke

76 Lakeview Drive
Leeds, AL 35094

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-23-12570

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00)** 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

Marty Brasher, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

3260 Pine Road, Mobile, AL 36605

by **Dolores A. Guschke and Evan Paul Guschke (herein referred to as "Grantee," whether one or more),** whose mailing address is

76 Lakeview Dr., Leeds, AL 35094

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 **76 Lakeview Dr., Leeds, AL 35094**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

\$122,735.00 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 4th day of October, 2023


Marty Brasher

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Marty Brasher 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.

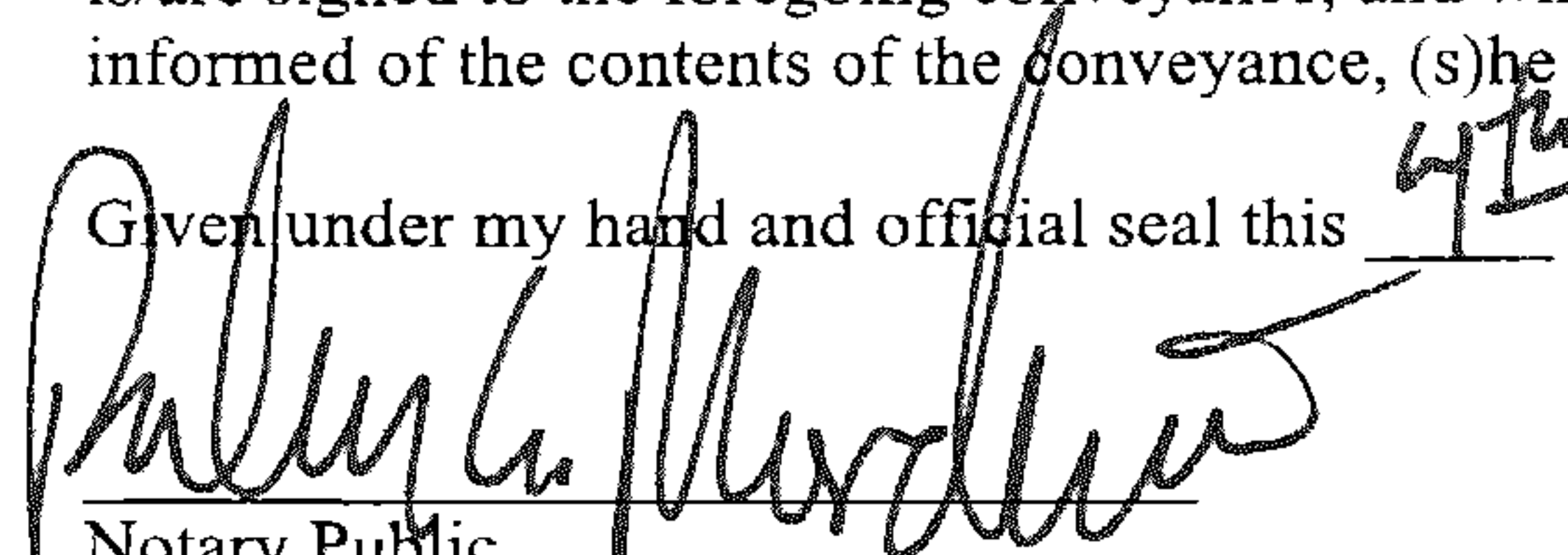
Given under my hand and official seal this 4th day of October, 2023.

Notary Public
My Commission Expires:



EXHIBIT A**Property 1:**

Part of the northeast quarter of the northeast quarter, Section 33, Township 17, Range 1 East, commence at the southeast corner of the above said northeast quarter of the northeast quarter along the diagonal line between the southeast corner and the northwest corner, run a distance of 154.99 feet to the northerly right of way line of Mimosa Road for the point of beginning; thence continue along the above said diagonal line for a distance of 533.99 feet; thence turn an angle of 90 degrees 00 minutes to the left for a distance of 98.50 feet; thence turn an angle of 91 degrees 57 minutes to the left for a distance of 136.78 feet; thence turn an angle of 6 degrees 36 minutes to the right for a distance of 157.83 feet; thence turn an angle of 8 degrees 48 minutes to the left for a distance of 206.35 feet to the northerly right of way line of the above said Mimosa Road; thence turn an angle of 65 degrees 30 minutes to the left along said right of way line for a distance of 97.88 feet to the point of beginning. Less and except any part within the right of way of a public road.

Together with a 2003, Clayton, Nova, Manufactured Home, with Vin Number:CLA051476TN, which has been permanently affixed to the land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2023 09:07:28 AM
\$30.50 JOANN
20231005000297520

Allen S. Bayl