

Send Tax Notice to:  
Karen C. Williams  
205 King Arthur Pl  
Alabaster, AL 35007

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-23-13148**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIFTY THREE THOUSAND THREE HUNDRED FIFTY AND 00/100 (\$253,350.00)** 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

**Amy Roberts and Billy Michael Roberts, wife and husband (herein referred to as "Grantor," whether one or more),** whose mailing address is

517 Ramsgate Drive, Alabaster, AL 35114

by **Karen C. Williams (herein referred to as "Grantee"),** whose mailing address is

205 King Arthur Pl, Alabaster, AL 35007-9115

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 **205 King Arthur Pl, Alabaster, AL 35007-9115,** 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.

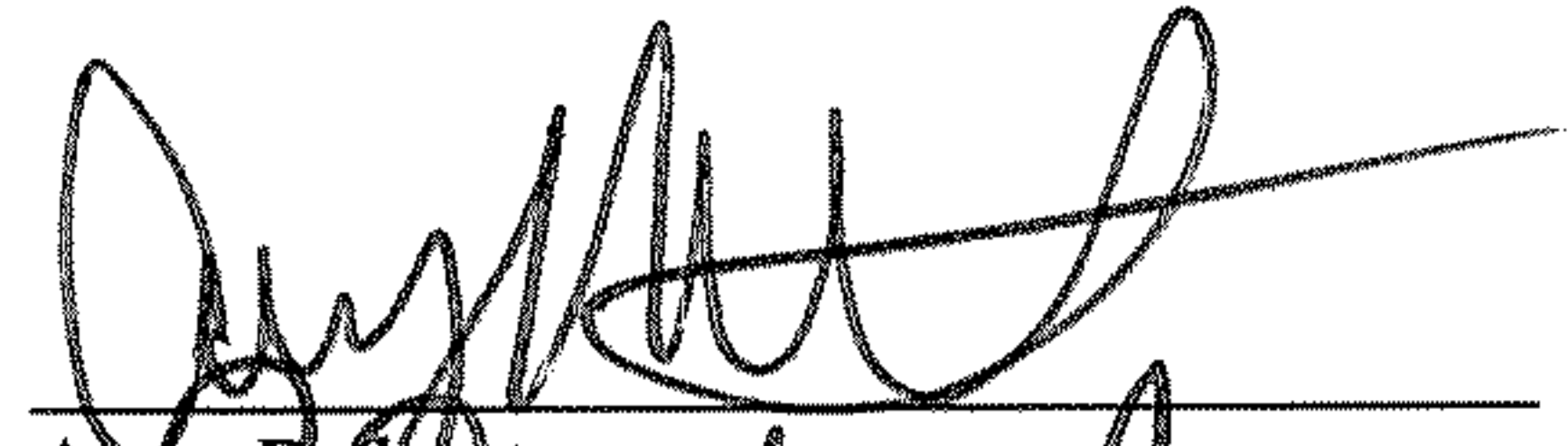
MINING AND MINERAL RIGHTS EXCEPTED.

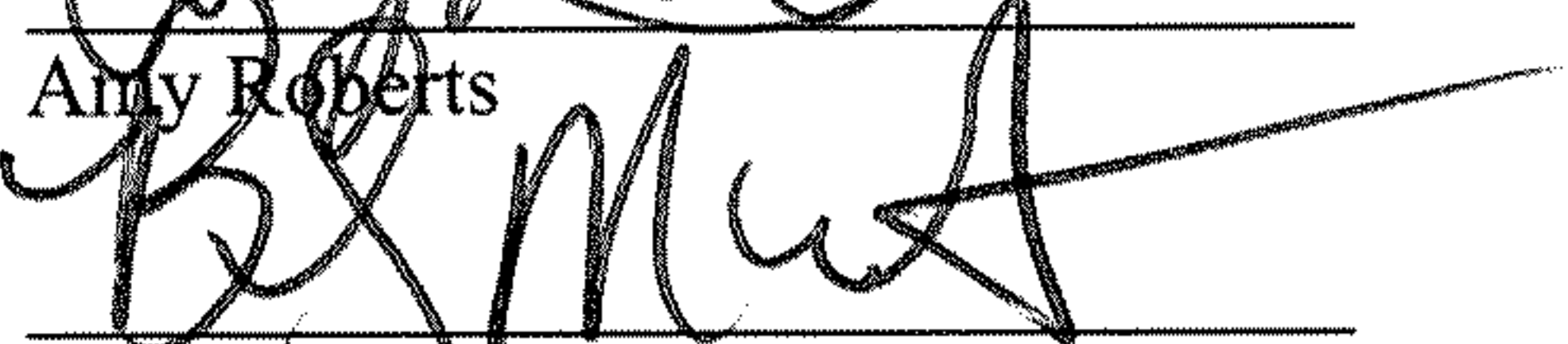
**\$50,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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

The Grantor(s) do/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 10 day of October, 2023.

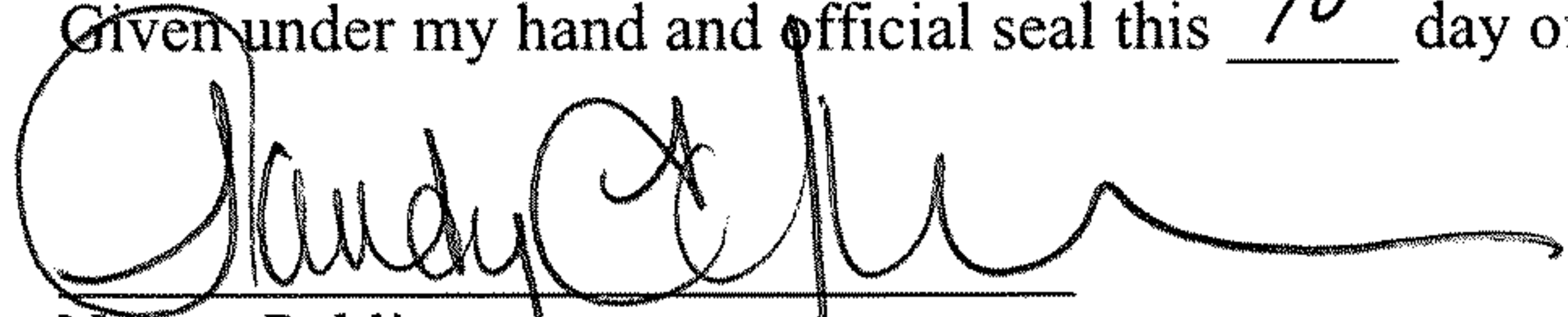
  
\_\_\_\_\_  
Amy Roberts

  
\_\_\_\_\_  
Billy Michael Roberts

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy Roberts and Billy Michael Roberts 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 10 day of October, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

Lot 526, according to the Survey of Spring Gate, Phase 5, as recorded in Map Book 27, Page 111 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**  
**10/17/2023 12:30:18 PM**  
**\$231.50 JOANN**  
**20231017000306840**

*Allen S. Bayl*

General Warranty Deed - Individual (AL)