

Send Tax Notice to:
David Callahan and Christine
Callahan
9300 Longstone Drive
Parker, CO 80134

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

File: BHM-23-14047

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$938,500.00)** 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 **Jonathan R. Moore and Kim Moore, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

819 Dewees Avenue, Nashville, TN 37204

by **David Callahan and Christine Callahan (herein referred to as "Grantee," whether one or more),** whose mailing address is

71 Nolen Street, Birmingham, AL 35242

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 **71 Nolen Street, Birmingham, AL 35242,** 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.

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 1 day of Novemb,
2023


Jonathan R. Moore



Kim Moore

STATE OF TN

COUNTY OF Wilson

I, the undersigned Notary Public in and for said County and State, hereby certify that Jonathan R. Moore and Kim Moore 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 1 day of November, 2023.


Notary Public

My Commission Expires: 3-4-24

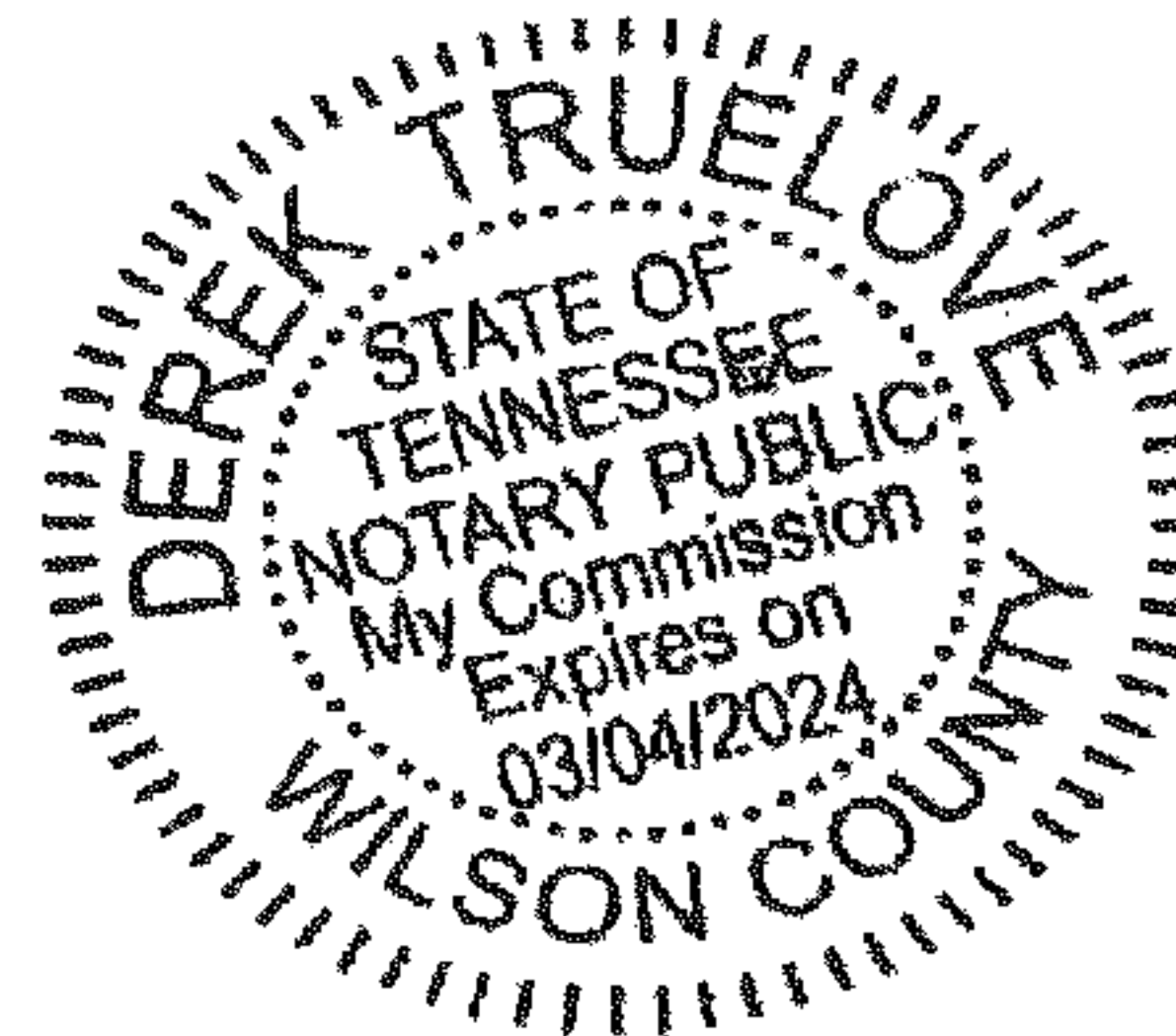
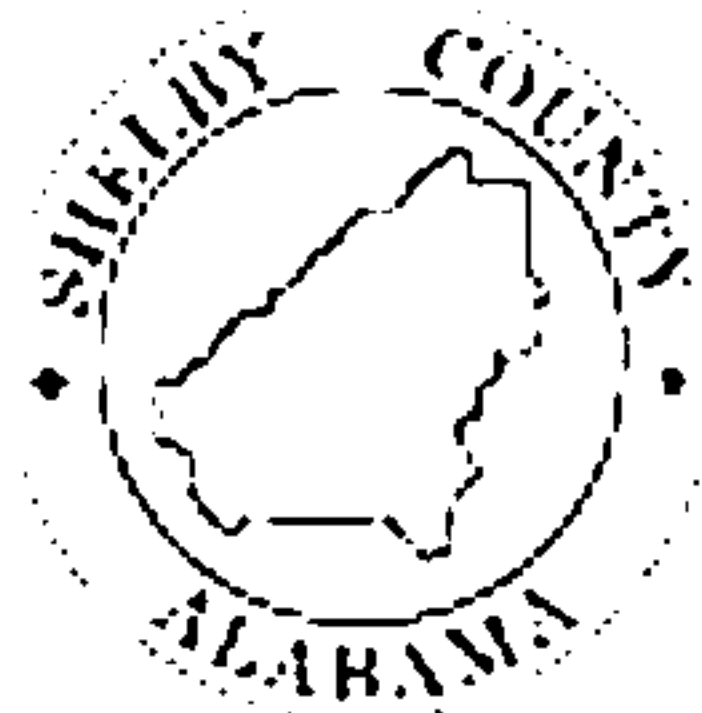


EXHIBIT A**Property 1:**

Lot 15-32 Block 15 according to the Final Plat of Mt. Laurel Phase IIIB Sector 2 as recorded in Map Book 38 Page 26, resurvey recorded in Map Book 41 Page 44, in the Office of the Judge of Probate Shelby County, Alabama.

AND a non-exclusive easement for ingress, egress, and utilities on the following described parcel: A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 2, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeastern most corner of Lot 15-32 according to the Survey of Mt. Laurel Phase IIIB Sector 2 as recorded in Map Book 41, Page 44 in the office of the Judge of Probate, Shelby County, Alabama and run southeast along the northern right-of-way line of Nolen Street along a curve to the right having a central angle of 13 degree 01' 21", a radius of 425.50 feet for a distance of 96.71, thence run tangent from said curve in a southeasterly direction 28.49 feet along said right of way to a point, thence leaving said right-of-way line turn an interior angle 33 degree 34' 15" to the right, in a northerly direction a distance of 43.53 feet to a point, thence turn an interior angle 159 degree 09' 43" to the right, in a northwesterly direction 104.07 feet to a point on the eastern boundary line of Lot 15-32, thence turn an interior angle 64 degree 14' 41" to the right, in a southwesterly direction 59.48 feet along said boundary line to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2023 08:13:27 AM
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20231103000323540

Allie S. Bayl