

Send Tax Notice to:  
Earnest Richard Wheaton and Trelle  
M. Wheaton  
2015 Chelsea Ridge Drive  
Columbiana, AL 35051

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

File: **BHM-23-13239**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED TEN THOUSAND AND 00/100 (\$410,000.00) 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

**James H. Harrison, Jr., a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3504 Cherry Avenue, Birmingham, AL 35214

by **Earnest Richard Wheaton and Trelle M. Wheaton (herein referred to as "Grantee," whether one or more)**, whose mailing address is

2015 Chelsea Ridge Drive, Columbiana, AL 35051

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 **2015 Chelsea Ridge Drive, Columbiana, AL 35051**, 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.

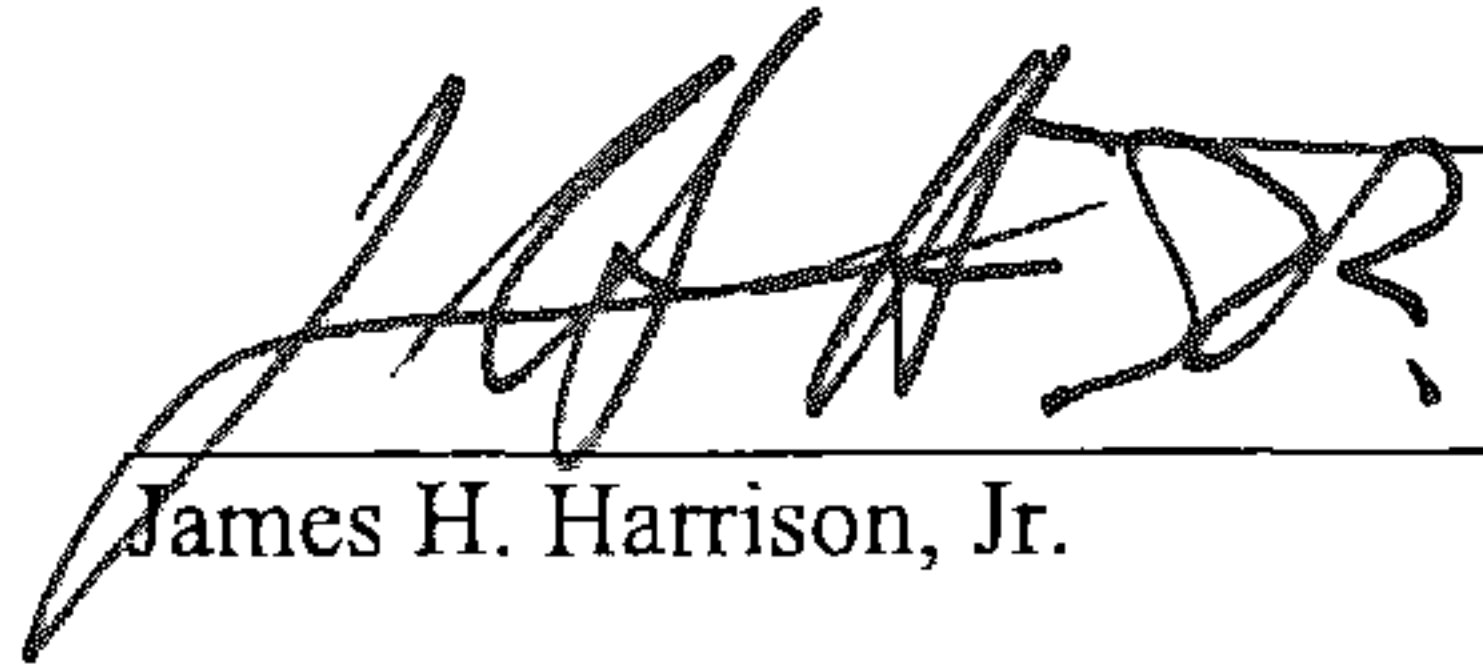
MINING AND MINERAL RIGHTS EXCEPTED.

**\$328,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, 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.

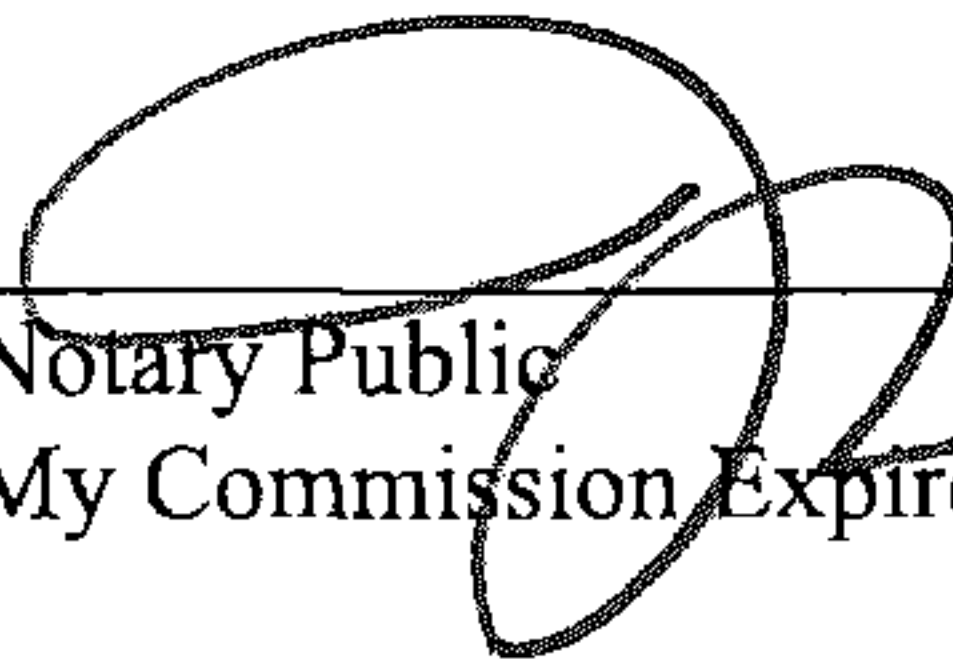
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7<sup>th</sup> day of Nov., 2023

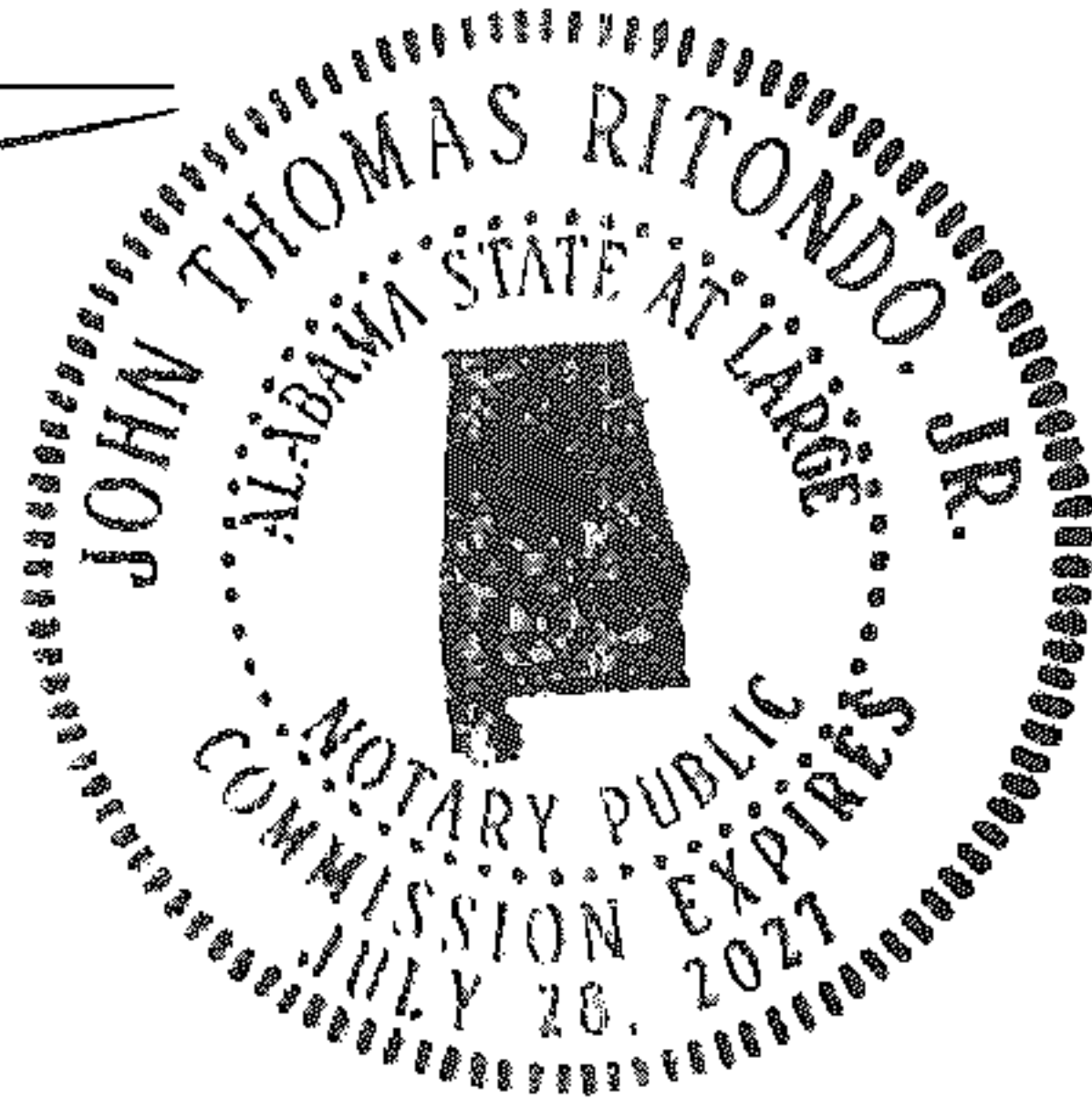
  
James H. Harrison, Jr.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James H. Harrison, Jr. 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 7<sup>th</sup> day of November, 2023.

  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 1A, according to the Resurvey of Lot 1 Chelsea Ridge Estates, 1st Sector and Acreage, as recorded in Map Book 46, Page 49, Instrument Number 20171017000376940 in the Probate Court of Shelby County, Alabama.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/08/2023 12:56:47 PM  
\$110.00 PAYGE  
20231108000328900**

*Allie S. Boyd*