

Send Tax Notice to:
Robert John Stewart and Shannon
Moore Stewart

101 Greystone Glen Dr.
Birmingham, AL 35242

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

File: **BHM-23-14265**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED SEVENTY THOUSAND AND 00/100 (\$470,000.00)** 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 **Danielle Outlaw Peterson, an unmarried person, and Jamiel Peterson, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

9291 Positano Lane, Memphis, TN 38138

by **Robert John Stewart and Shannon Moore Stewart, husband and wife, (herein referred to as "Grantee," whether one or more)**, whose mailing address is

101 Greystone Glen Drive, 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 **101 Greystone Glen Dr., 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.

\$346,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Danielle Outlaw Peterson, grantor herein, and Danielle Peterson, grantee in that certain deed recorded in Instrument Number 20230424000117680 in the Official Records of the Shelby County, Alabama Recording Office, are one and the same person.

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 16 day of November 2023.

Danielle Outlaw Peterson
Danielle Outlaw Peterson

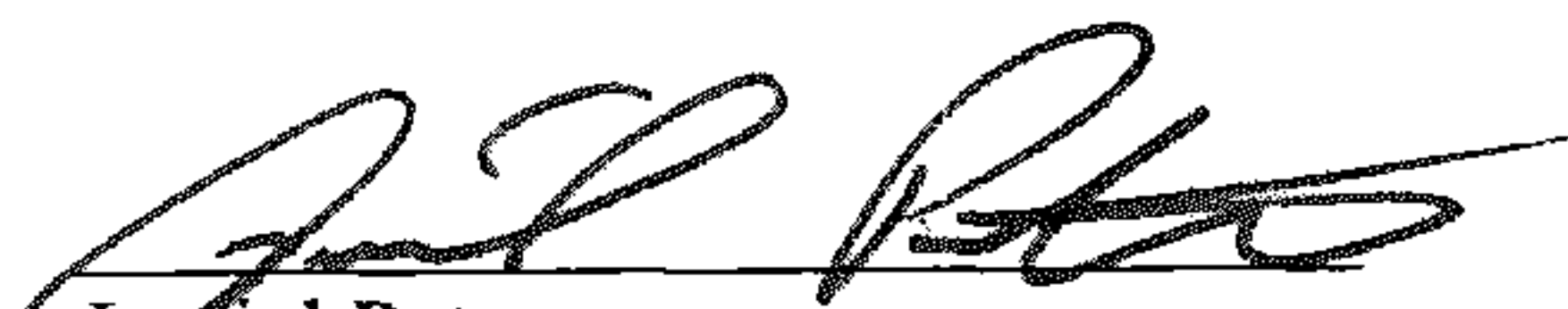
STATE OF MISSISSIPPI
COUNTY OF SHREVEPORT

I, the undersigned Notary Public in and for said County and State, hereby certify that Danielle Outlaw Peterson, 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 16 day of November, 2023.

Myranda S. Taylor
Notary Public
My Commission Expires:

My Commission Expires
October 4, 2025


Jamiel Peterson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamiel Peterson, 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 16 day of November, 2023.


Notary Public
My Commission Expires.

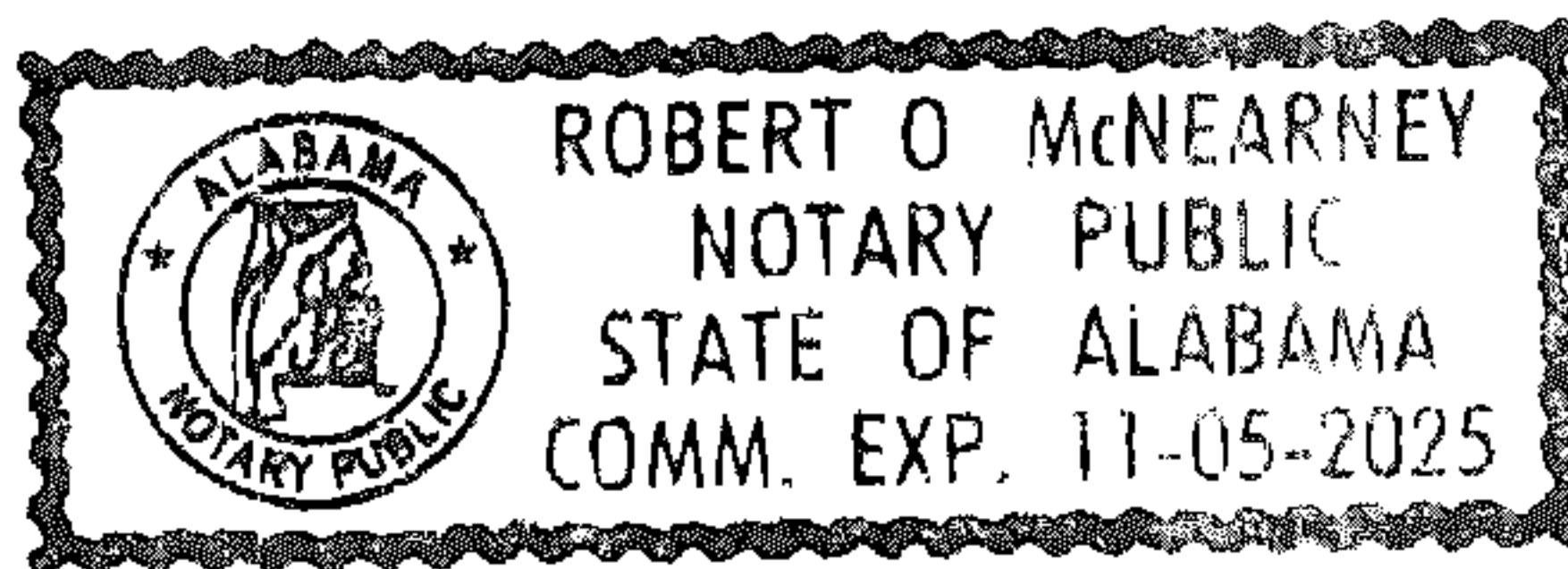
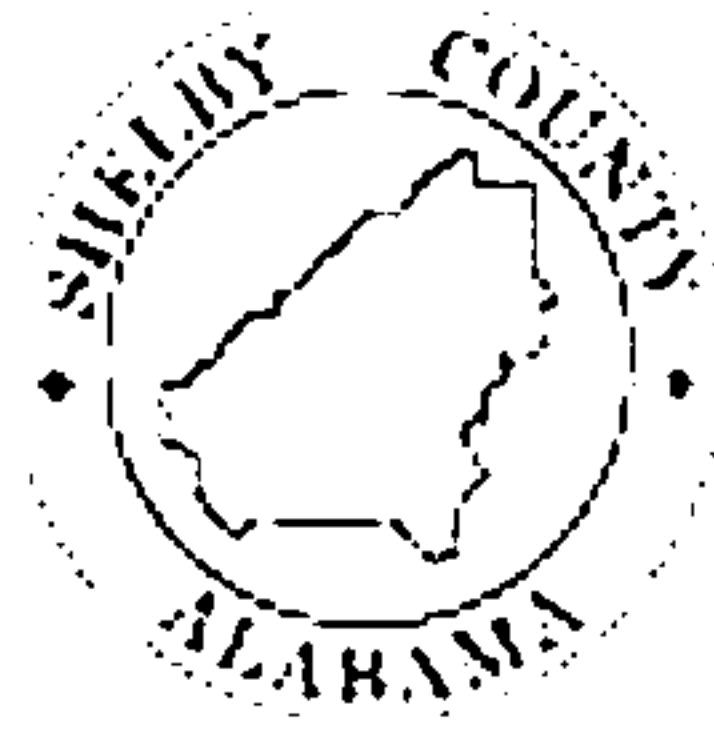


EXHIBIT A

Property 1:
Lot 61, according to the Survey of Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2023 12:16:19 PM
\$154.50 JOANN
20231120000339840

Alvin S. Bayl