

Send Tax Notice to:
Jeremiah Goodson and Jeanne
Goodson
1210 Chateau Circle
Helena, AL 35080

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-14797

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY THREE THOUSAND EIGHT HUNDRED AND 00/100 (\$263,800.00)** 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 **Melissa Scheerer, a single woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2982 Stonebrooke Lane, Medina, OH 44256

by **Jeremiah Goodson and Jeanne Goodson (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1210 Chateau Circle, Helena, AL 35080

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 **152 Chinaberry Lane, Alabaster, AL 35114**, 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.

\$0.00 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 28th day of November, 2023

Melissa Scheerer
Melissa Scheerer

STATE OF OHIO
COUNTY OF Cuyahoga

I, the undersigned Notary Public in and for said County and State, hereby certify that Melissa Scheerer 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 28 day of November, 2023.

Elizabeth McCoy-Lawson
Notary Public
My Commission Expires: 10/11/2026



ELIZABETH MCCOY-LAWSON
Notary Public
State of Ohio
My Commission Expires
October 11, 2026

EXHIBIT A

Property 1:

Lot 37, according to the Survey of Chinaberry Subdivision, Phase II, Final Plat, as recorded in Map Book 34, Page 91, 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
12/04/2023 09:54:42 AM
\$292.00 BRITTANI
20231204000348630
General Warranty Deed - Individual (AL)

Allen S. Bayl