

Send Tax Notice to:  
Michael Love and Pamela Love  
213 Stoneykirk Way  
Pelham, AL 35124

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

File: BHM-23-14733

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED THIRTY THOUSAND AND 00/100 (\$430,000.00) 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 **John Andrew Golden, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P.O. BOX 1331 Leeds, AL 35094

by **Michael Love and Pamela Love (herein referred to as "Grantee," whether one or more)**, whose mailing address is

213 Stoneykirk Way Pelham, AL 35124

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 Greenbriar Place, Chelsea, AL 35043**, 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.

**John Andrew Golden is the surviving grantee of that certain Warranty Deed recorded in Instrument Number 20210823000410190. The other grantee, Helen Paige Golden, is deceased, having died on or about 04/03/2021.**

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.

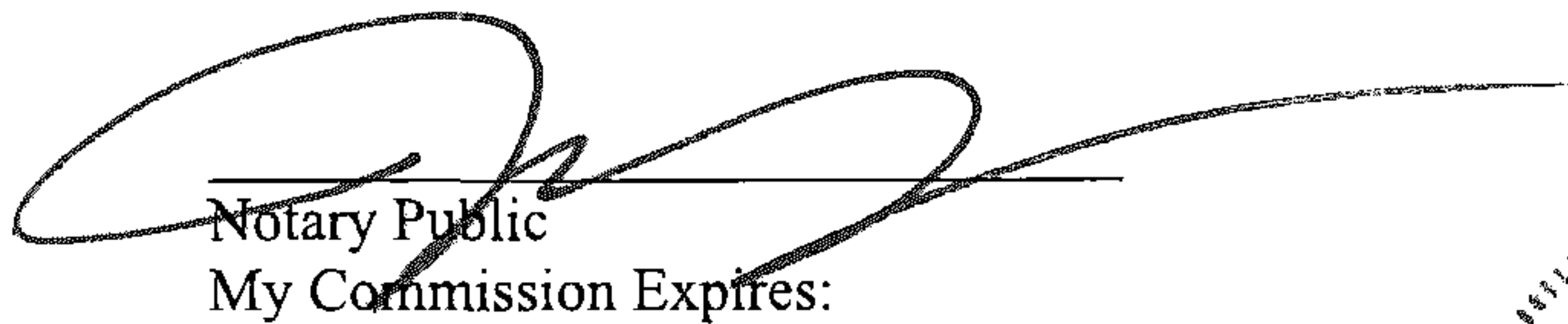
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8<sup>th</sup> day of Dec., 2023

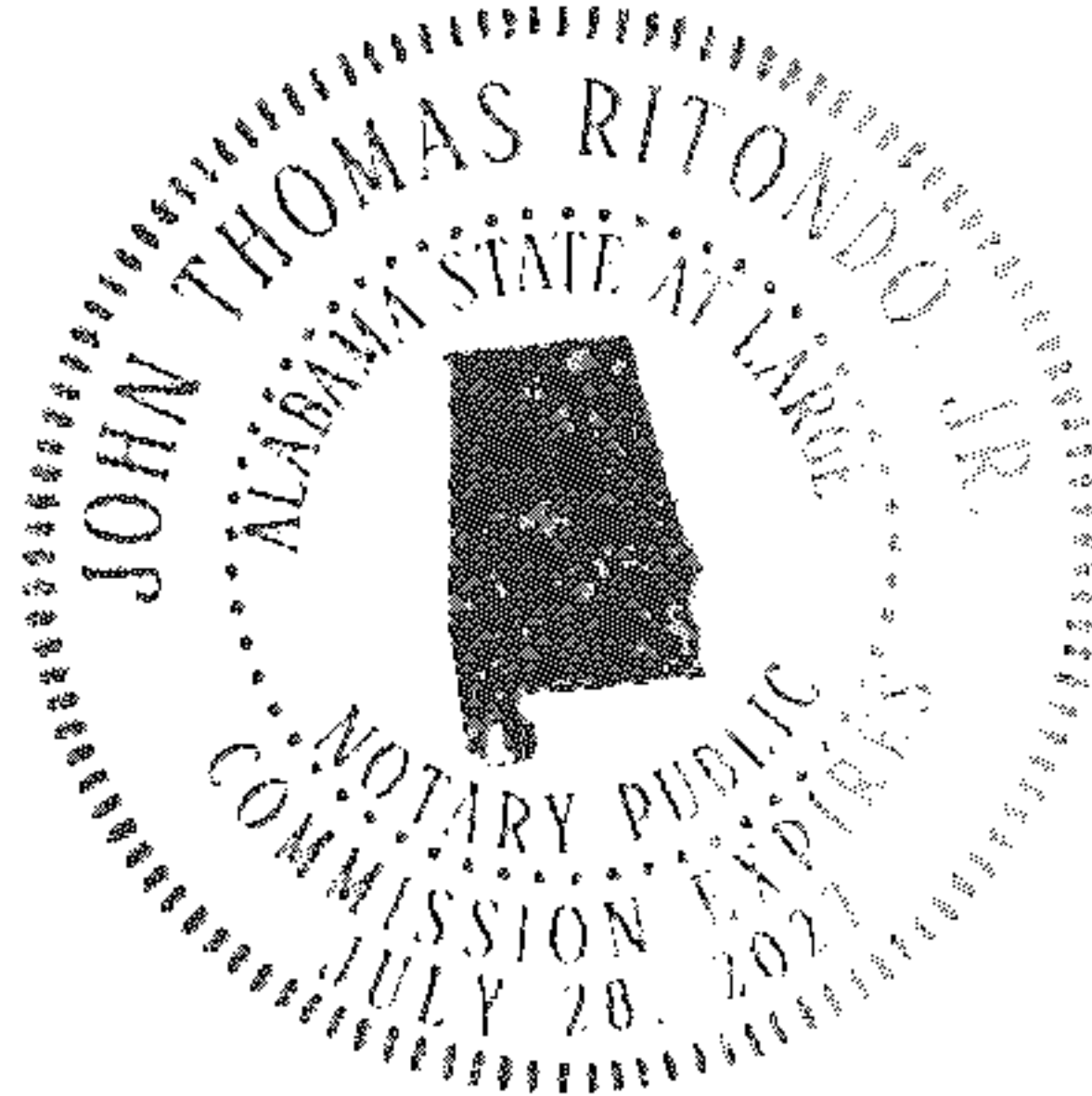
  
John Andrew Golden

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Andrew Golden 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 8<sup>th</sup> day of December, 2023.

  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 25, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4 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**  
**12/08/2023 12:15:36 PM**  
**\$458.00 MOLLY**  
**20231208000354290**

*Allie S. Boyd*