

Send Tax Notice to:

Scout Jones Brooks

248 Stonecreek Way
Helena, AL 35080

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BTG-23-14773

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (\$268,000.00)** 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

Ralph Kenneth Smith and Jeanne Barbara Smith, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

248 Stonecreek Way, Helena, AL 35080

by **Scout Jones Brooks (herein referred to as "Grantee"),** whose mailing address is

248 Stonecreek Way, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **248 Stonecreek Way, Helena, AL 35080,**

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.

\$259,960.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 11th day of December, 2023

Ralph Kenneth Smith

Ralph Kenneth Smith

Jeanne Barbara Smith
Jeanne Barbara Smith

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ralph Kenneth Smith and Jeanne Barbara Smith 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 11th day of December, 2023.

Palmer Austin Mordecai
Notary Public

My Commission Expires:



EXHIBIT A

Property 1:

Lot 1538, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four as recorded in Map Book 33 at Page 131 in the Judge of Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2023 09:36:18 AM
\$36.50 PAYGE
20231212000357010

Allie S. Boyd