

Send Tax Notice to:
The Christine Rebecca Brown 2007
Irrevocable Trust
123 Oak Leaf Lane
Langwood, FL 32779

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

File: BHM-23-15214

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVEN HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$724,900.00)** 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 **Charles D. Saggus and Ashley Saggus, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

5813 Loblolly Drive, Birmingham, AL 35242

by **The Christine Rebecca Brown 2007 Irrevocable Trust** (herein referred to as "Grantee"), whose mailing address is

123 Oak Leaf Lane, Langwood FL 32779

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 **5813 Loblolly Drive, 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.

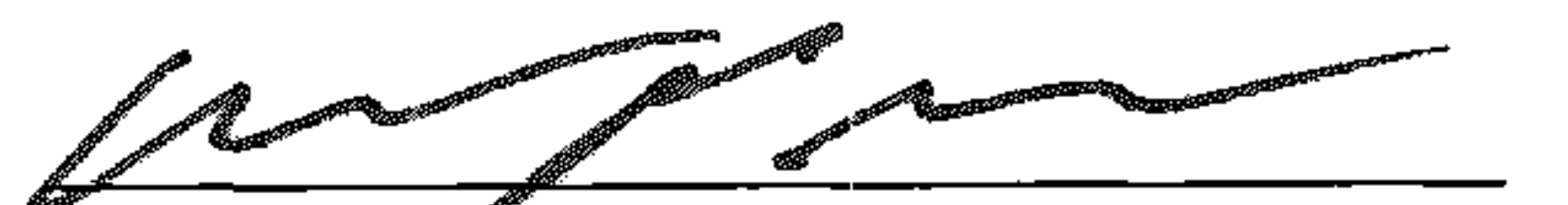
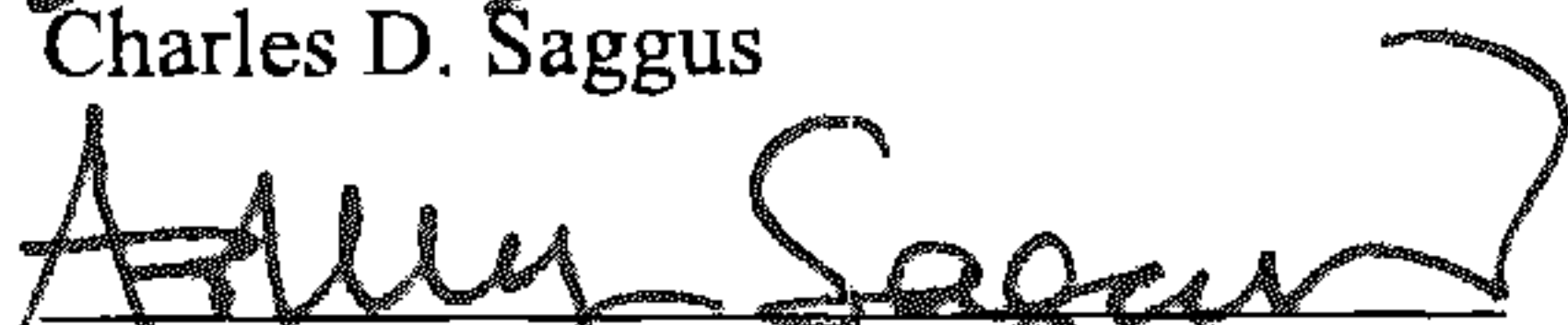
MINING AND MINERAL RIGHTS EXCEPTED.

\$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, 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.

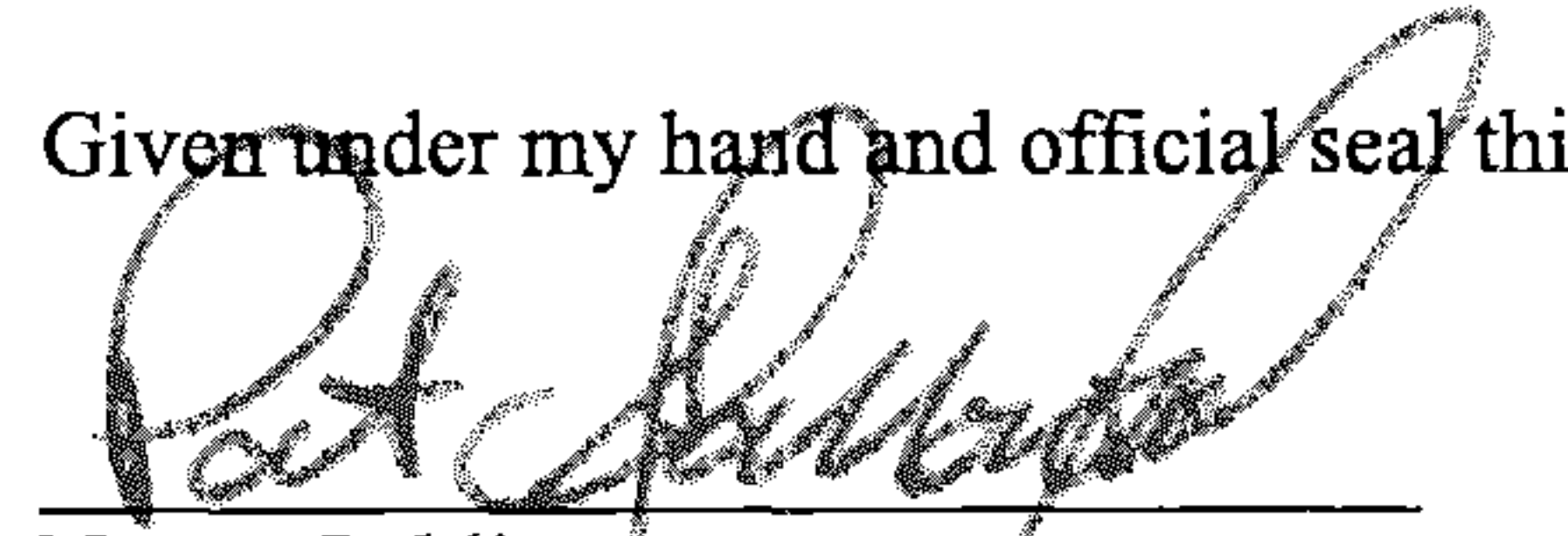
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 18 day of December, 2023.


Charles D. Saggus

Ashley Saggus

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles D. Saggus and Ashley Saggus 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 18 day of December, 2023.


Notary Public
My Commission Expires: 10-4-05

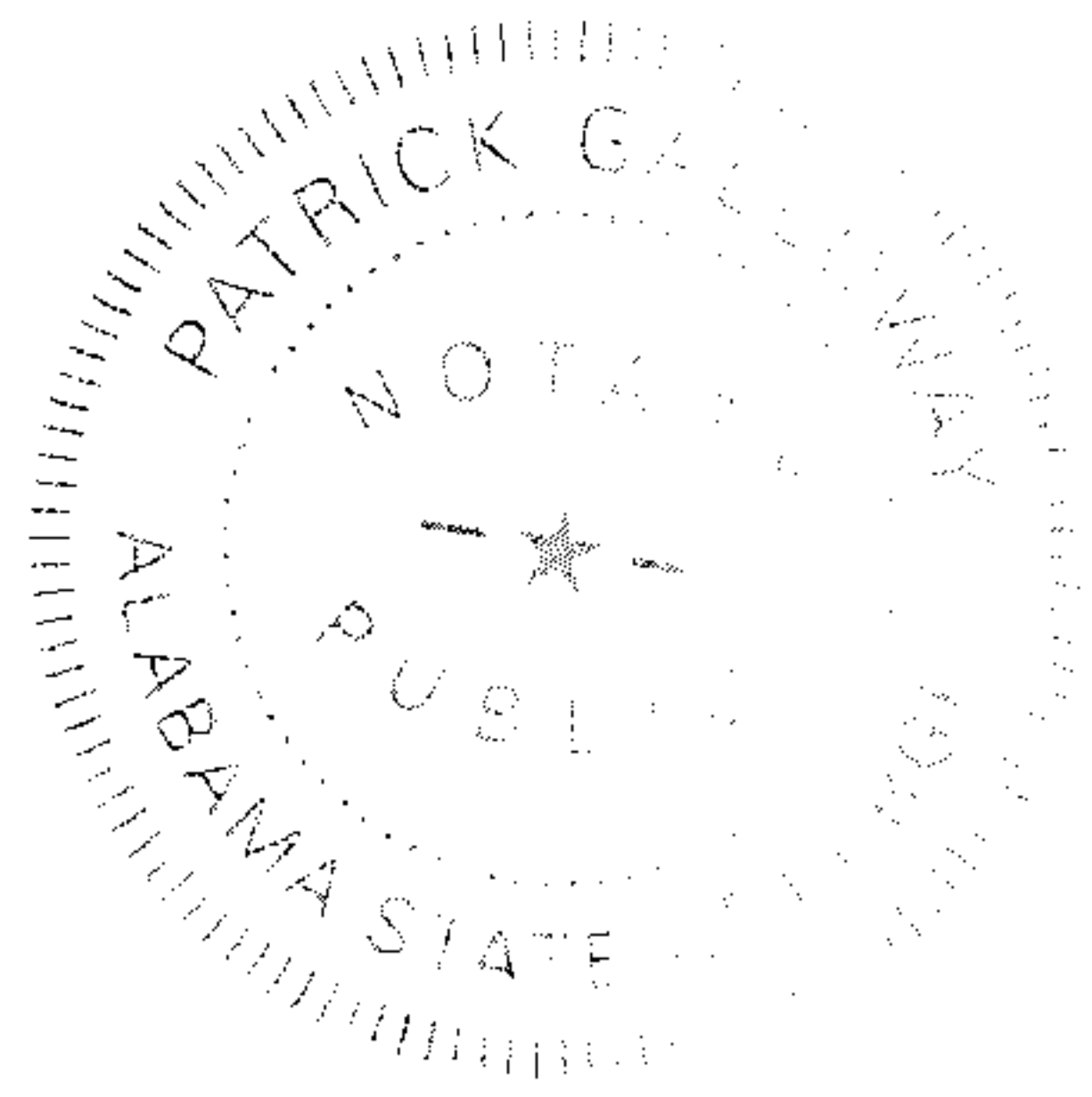


EXHIBIT A

Property 1:

Lot 3, according to the Survey of Emerald Mountain at Meadowbrook, Sector One, as recorded in Map Book 22, Page 84, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2023 01:50:04 PM
\$753.00 BRITTANI
20231218000363280

Allie S. Boyd