

Send Tax Notice to:

Tyler Allen Powell

5125 South Broken Bow Dr.
Birmingham, AL 35242

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BTG-23-15348

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00) 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 **Scott R. Smith and Monica B. Smith, a married couple (herein referred to as "Grantor,"** whether one or more), whose mailing address is

202 Towne Overlook Drive, Canton, GA 30114

by **Tyler Allen Powell (herein referred to as "Grantee")**, whose mailing address is

5125 South Broken Bow Drive, Birmingham, AL 35242

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 **5125 South Broken Bow 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.

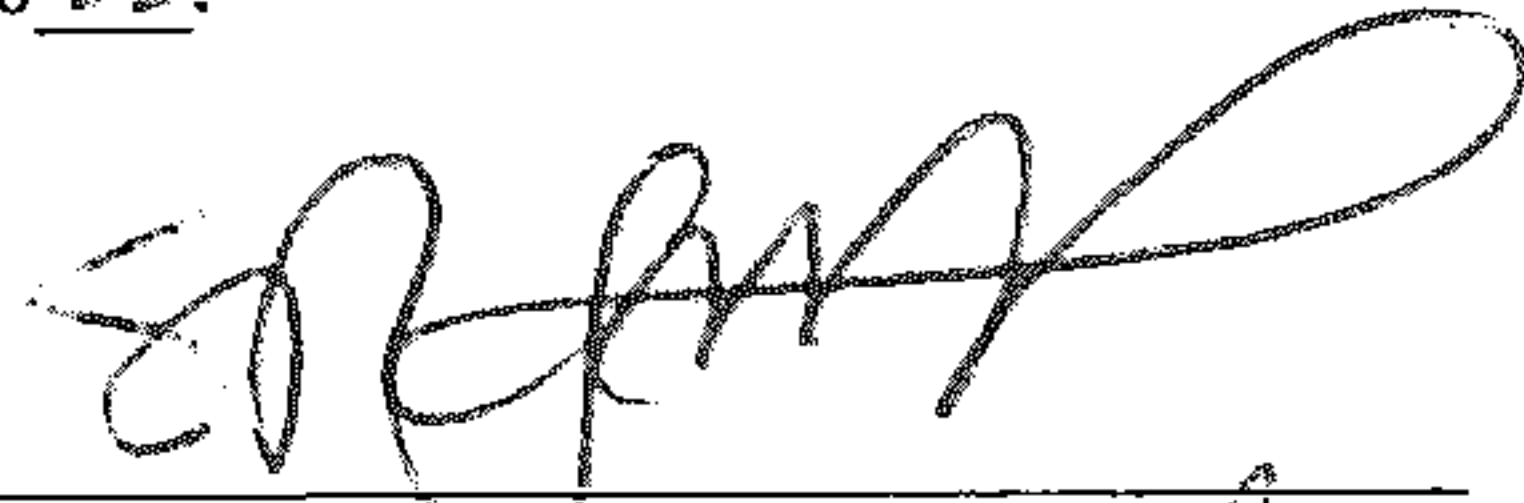
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

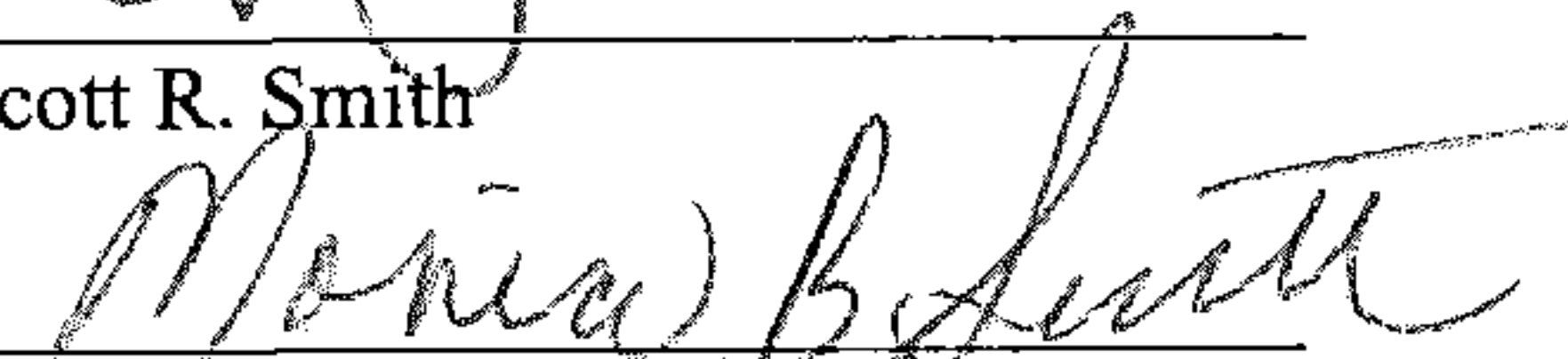
TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

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 21st day of December, 2023.



Scott R. Smith



Monica B. Smith

STATE OF Georgia
COUNTY OF Cherokee

I, the undersigned Notary Public in and for said County and State, hereby certify that Scott R. Smith and Monica B. 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 21st day of December, 2023.



Notary Public

My Commission Expires: 11/2/2025

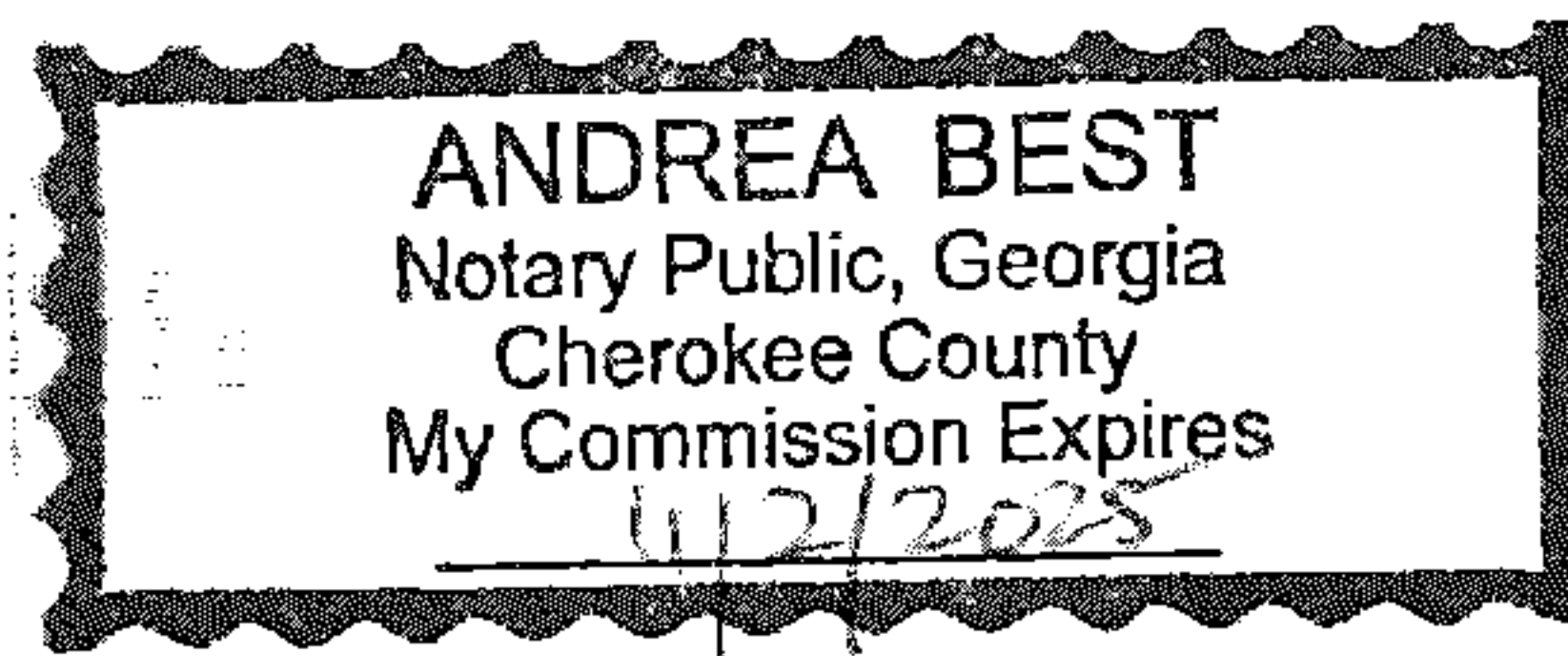
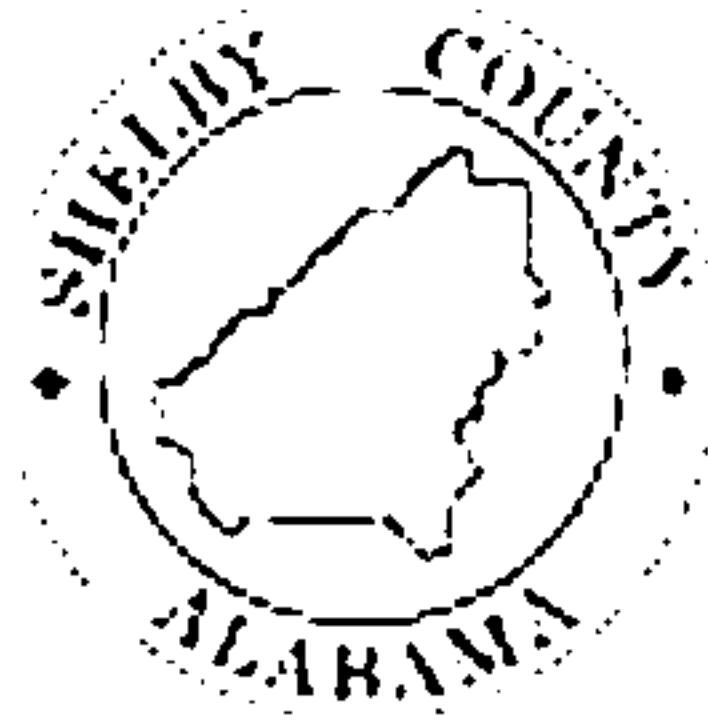


EXHIBIT A

Property 1:

Lot 103, according to the Survey of Broken Bow Subdivision, 4th Addition, as recorded in Map Book 8, Page 163, 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
12/28/2023 09:40:44 AM
\$413.00 BRITTANI
20231228000371100

Alvin S. Boyd