

Send Tax Notice to:
Cheyanne M. Garcia

20 Lake Kathryn Drive
Sterrett, Alabama 35147

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

File: **BHM-24-377**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$625,000.00)** 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 **Brian C. Cramer and Kimberly Cramer, married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

6486 Water Works Road, Mount Olive, AL 35117

by **Cheyenne M. Garcia (herein referred to as "Grantee")**, whose mailing address is

194 Holloway Hill Drive, Montevallo, AL 35115

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 **20 Lake Kathryn Drive, Sterrett, AL 35147**,
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.

\$581,250.00 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 8th day of February
2024

Brian C. Cramer
Brian C. Cramer

Kimberly Cramer
Kimberly Cramer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brian C. Cramer and Kimberly Cramer, 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 8th day of February, 2024.

Palmer Austin Mordecai
Notary Public
My Commission Expires:



EXHIBIT A

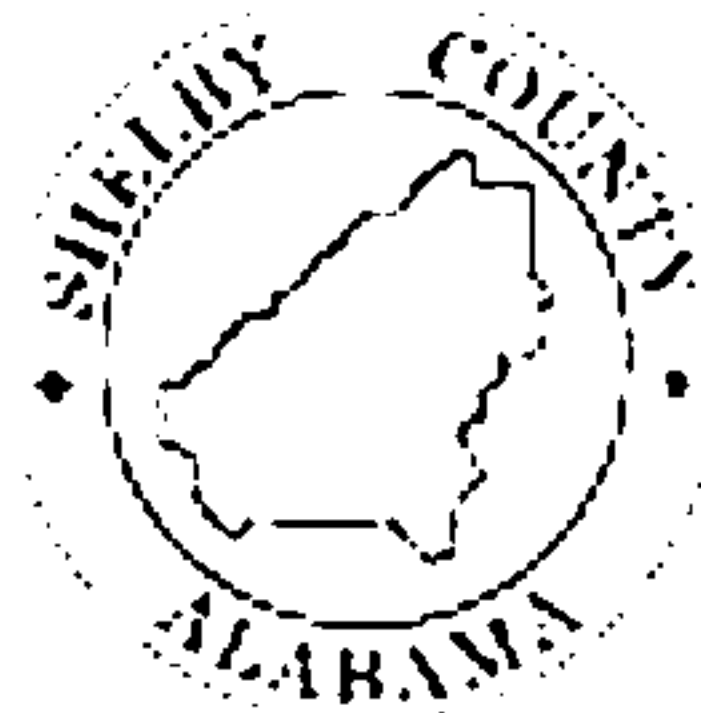
Property 1:

Lot 3, according to the Survey of Lake Kathryn, as recorded in Map Book 16, Page 13, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

LESS AND EXCEPT THAT CERTAIN BEAUTIFICATION EASEMENT DESCRIBED AS:

BEAUTIFICATION EASEMENT:

Begin at the Northwest corner of Lot 3 of Lake Kathryn, a private subdivision as recorded in Map Book 16, Page 13, in the Probate Office of Shelby County, Alabama; thence run South 86 degrees 53 minutes 28 seconds West along the southerly right of way of Lake Kathryn Drive a distance of 20.00 feet to the point of a curve to the right having a radius of 267.28 feet and a central angle of 10 degrees 56 minutes 02 seconds; thence run along said curve a distance of 51.00 feet to a point of a reverse curve to the left having a radius of 25.00 feet and a central angle of 65 degrees 44 minutes 30 seconds; thence run along said curve a distance of 28.89 feet to the point of tangent said point also being on the easterly right of way line of Shelby County Road 55; thence run South 32 degrees 00 minutes 00 seconds West along said right of way line a distance of 28.01 feet; thence run North 72 degrees 44 minutes 39 seconds East a distance of 115.51 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2024 02:24:08 PM
\$72.00 JOANN
20240208000032510

Allen S. Bayl