

Send Tax Notice to:
Glenn R. Avery and Vicki L. Avery
Trust dated December 22, 2021
1397 Shelby Forest Court
Chelsea, AL 35043

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

File: **BHM-24-147**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)** 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 **Olaf S. Frye and Katura Frye, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

6217 Eagle Point Circle, Birmingham, AL 35242

by **Glenn R. Avery and Vicki L. Avery Trust dated December 22, 2021 (herein referred to as "Grantee")**, whose mailing address is

1397 Shelby Forest Court, Chelsea, AL 35043
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 **1397 Shelby Forest Court, 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.

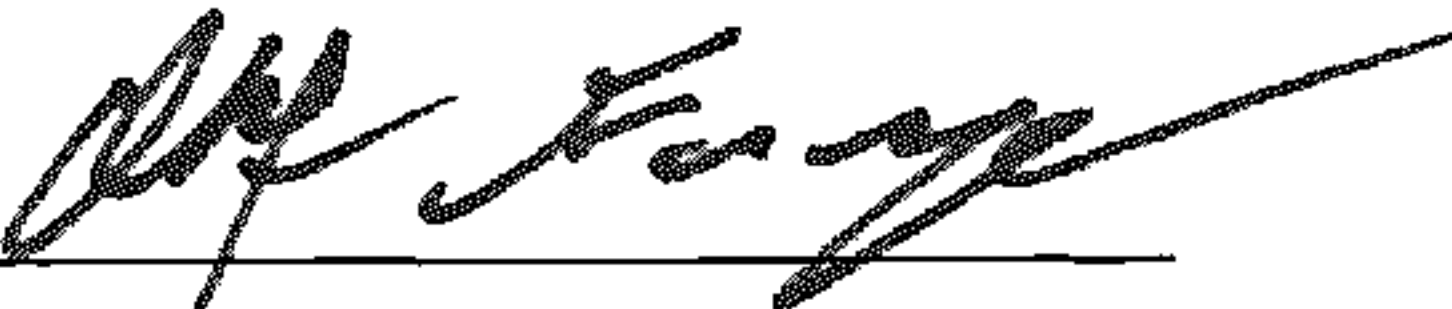
MINING AND MINERAL RIGHTS EXCEPTED.

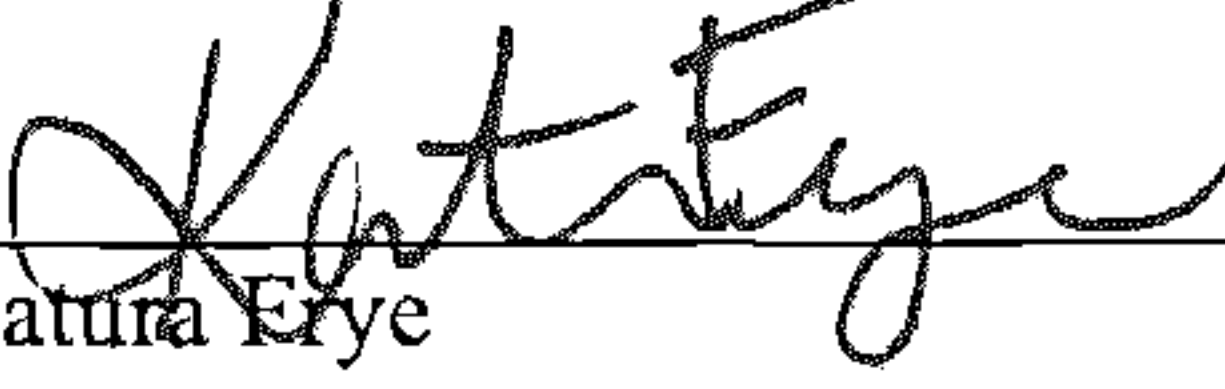
\$160,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 13th day of February, 2024.


Olaf S. Frye


Katura Frye

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Olaf S. Frye and Katura Frye 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 13th day of February, 2024.

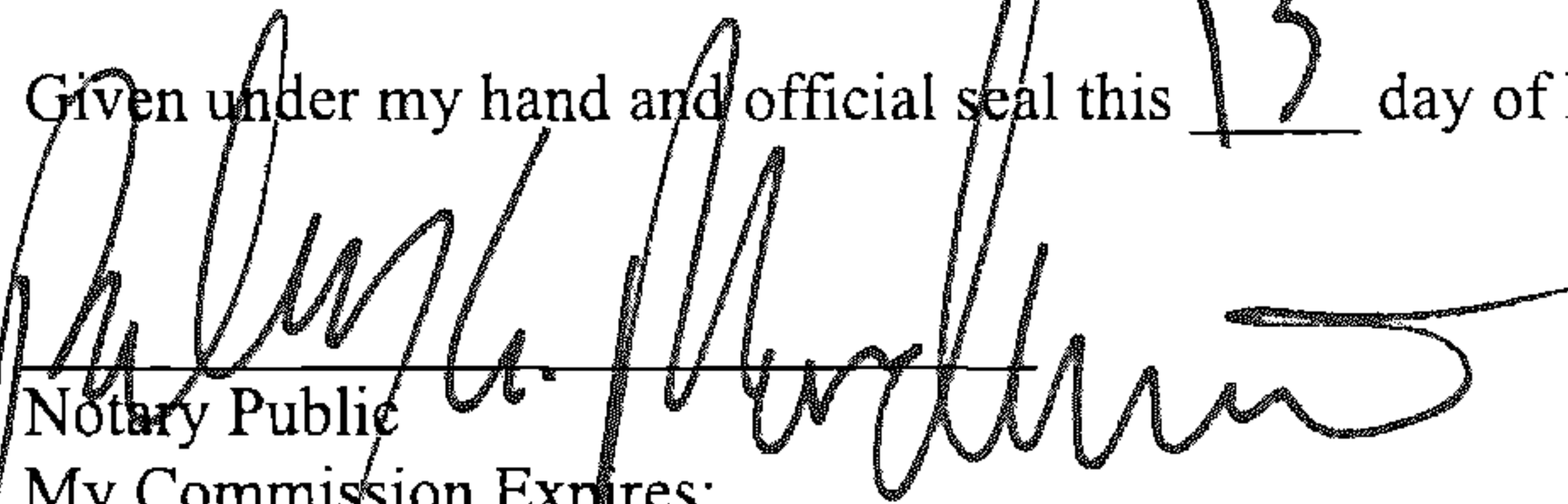

Notary Public
My Commission Expires:



EXHIBIT A

Property 1:

Lot 414 A, according to the Survey of Shelby Forest Estates, Resurvey No. 1, as recorded in Map Book 27, Page 64, Shelby County, Alabama Records.



Filed and Recorded

Official Public Records

**Judge of Probate, Shelby County Alabama, County
Clerk**

Shelby County, AL

02/15/2024 02:17:55 PM

\$153.00 PAYGE

20240215000038810

Allen S. Bayal