

Send Tax Notice to:

Paige D. Wanamaker and Zachariah

M. Wanamaker

1544 Inverness Cove Lane
Hoover, AL 35242

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-561

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)** 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

Larry R. Grass, Sr. and Sallie B. Grass, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

3090 Healthy Way, Apt. 133, Vestavia Hills, AL 35243

by **Paige D. Wanamaker and Zachariah M. Wanamaker (herein referred to as "Grantee," whether one or more),** whose mailing address is

1544 Inverness Cove Lane, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1544 Inverness Cove Lane, Hoover, 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.

\$297,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 February 2024.

Larry R. Grass Sr.
Larry R. Grass, Sr.

Sallie B. Grass
Sallie B. Grass

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Larry R. Grass, Sr. and Sallie B. Grass 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 February, 2024.

[Signature]
Notary Public
My Commission Expires:

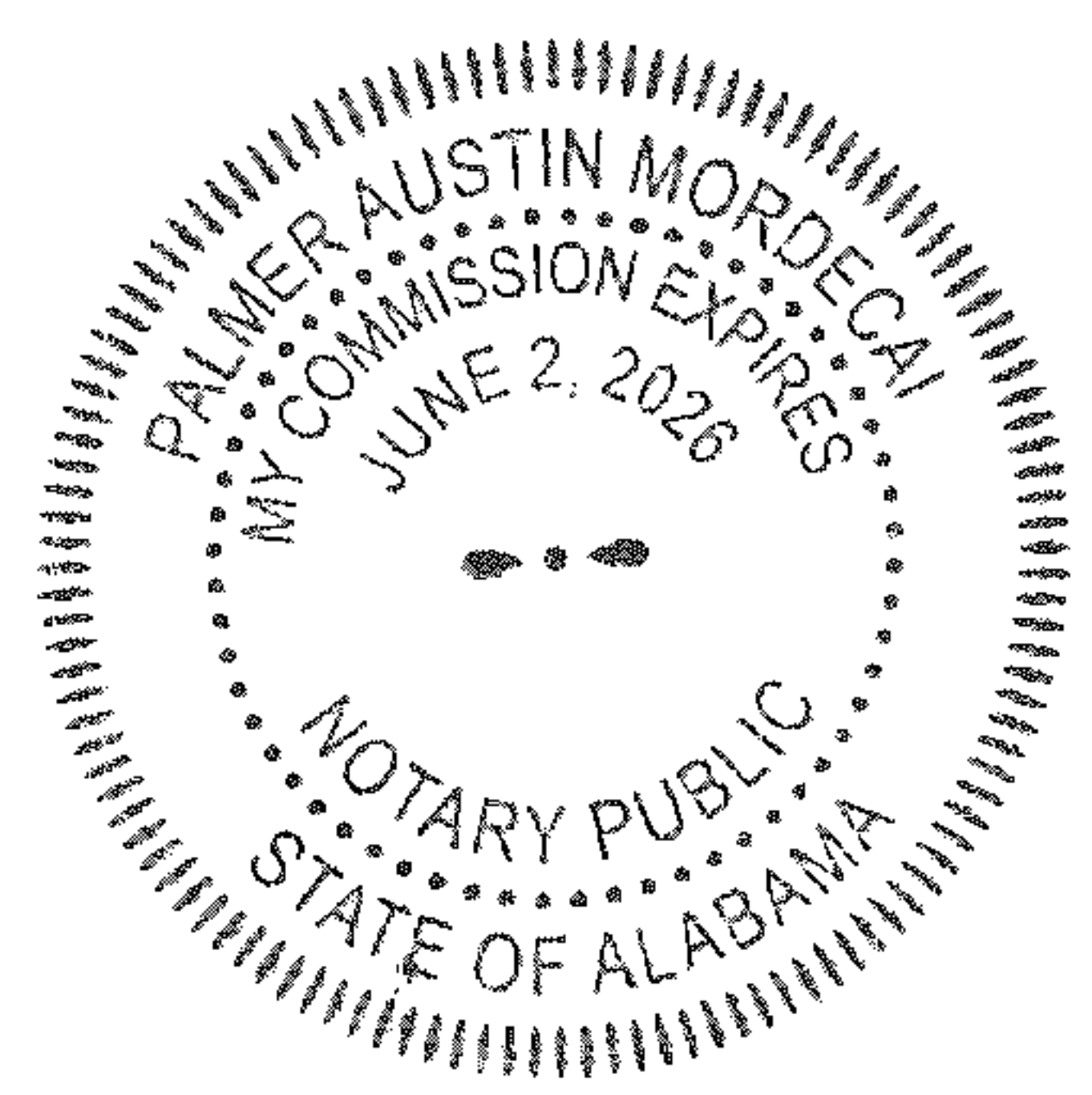


EXHIBIT A

Property 1:

Lot 100-A, according to the Survey of Final Plat of the Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A and B, 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
02/23/2024 08:02:59 AM
\$61.00 PAYGE
20240223000046720

Allie S. Boyd