

Send tax notice to:
WILLIAM GLASS, III
745 CAHABA MANOR TRAIL
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024044T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Nine Thousand and 00/100 Dollars (\$179,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NEW DAY PROPERTIES, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 115 Emerald Lake Dr Pelham AL 35124 (hereinafter referred to as "Grantor") by **WILLIAM GLASS, III and ANNE ANTONIA GLASS** whose property address is: **745 CAHABA MANOR TRAIL, PELHAM, AL, 35124** (hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 27, except the North 5 feet thereof, according to the Survey of Cahaba Manor Town Homes - Second Addition, as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc. Book 27, Page 420; Misc. Book 28, Page 144 and Misc. Book 28, Page 141.
5. Right-of-way granted to Alabama Power Company recorded in Volume 313, Page 789.
6. Right-of-way granted to Pelham Sewer Fund recorded in Volume 316, Page 158.

\$161,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, New Day Properties, LLC, by Mitchell Martin, its Sole Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1 day of March, 2024.

New Day Properties, LLC




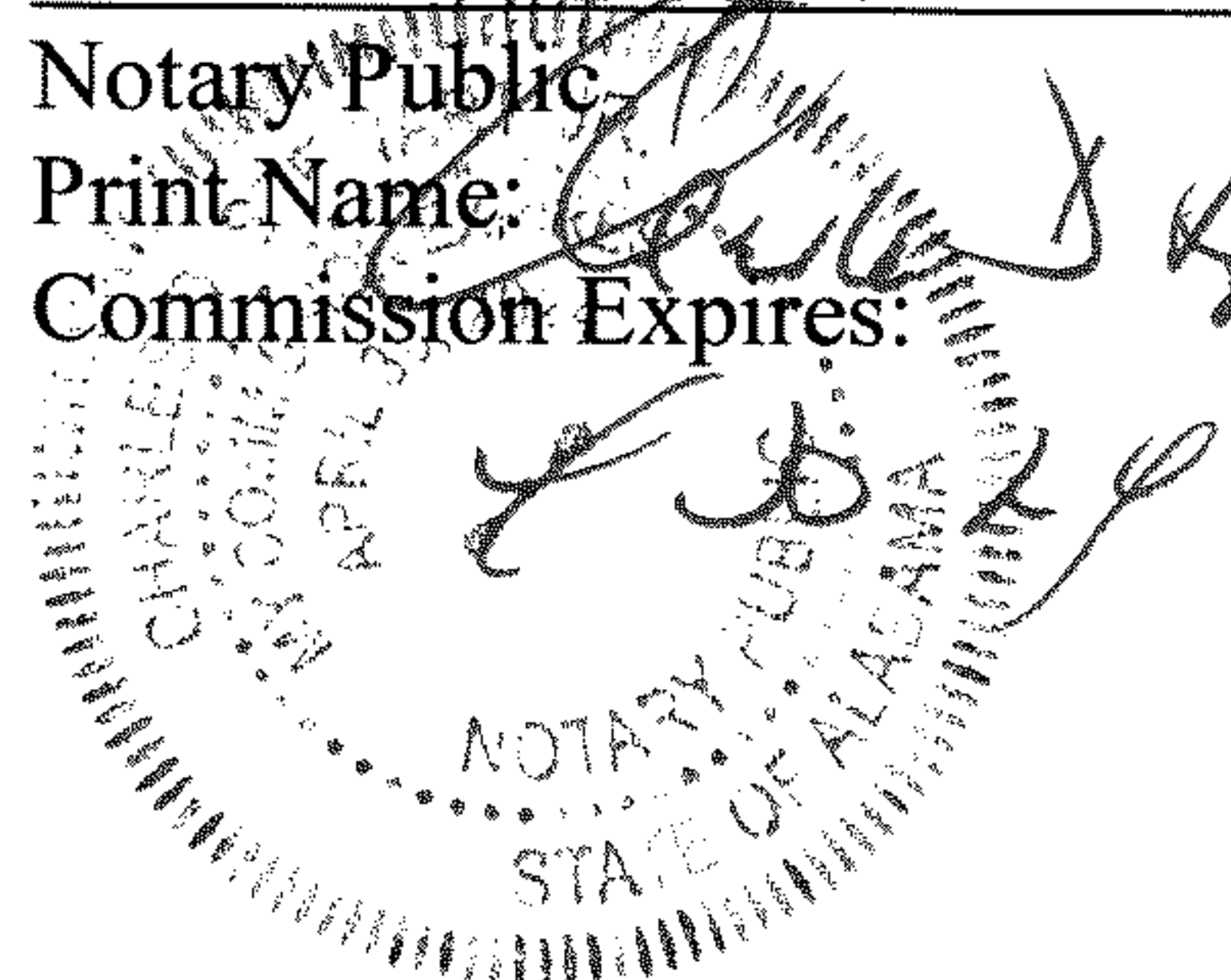
BY: Mitchell Martin

ITS: Sole Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell Martin, whose name as Sole Member of New Day Properties, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 1 day of March, 2024.


Notary Public
Print Name: Charles D. Heart, Jr.
Commission Expires: 8/24


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 11:43:17 AM
\$43.00 BRITTANI
20240304000058050

Brittani S. Bayl