

Send Tax Notice to:
Patricia Arnold Maner

220 English Village Cir
Gardendale, AL 35071

File: HML-24-785

STATE OF ALABAMA
COUNTY OF SHELBY

***THIS INSTRUMENT
PREPARED
WITHOUT THE
BENEFIT OR
OPINION OF TITLE.
PREPARER MAKES
NO WARRANTIES AS
TO THE ACCURACY
OF THE CONTENTS
WITHIN THIS
INSTRUMENT***

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

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)** 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

Patricia Arnold Maner, an unmarried person, and Laura Lee Perry, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

220 English Village Cir., Gardendale, AL 35071

by **Patricia Arnold Maner (herein referred to as "Grantee"),** whose mailing address is

220 English Village Cir., Gardendale, AL 35071

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 **1470 Laurens Street, 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.

\$0.00 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 4 day of March, 2024.

Patricia Arnold Maner
Patricia Arnold Maner

Laura Lee Perry
Laura Lee Perry

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Patricia Arnold Maner and Laura Lee Perry 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 4 day of March, 2024.

Notary Public
My Commission Expires:

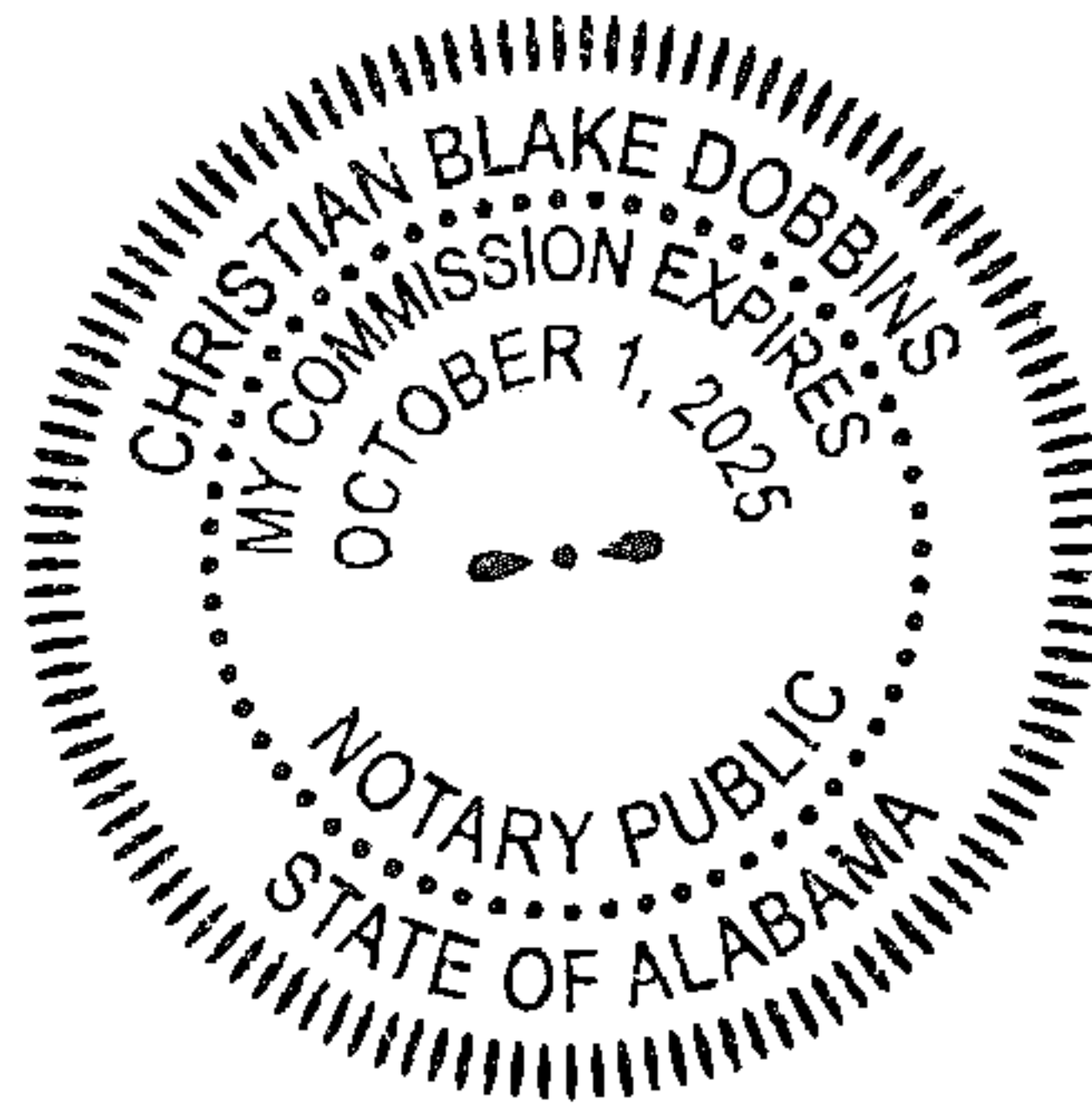


EXHIBIT A

Property 1:

Lot 22A, according to the Final Plat of the Residential Subdivision: Beaumont-Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5 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
03/05/2024 03:43:38 PM
\$453.00 JOANN
20240305000060360

Allie S. Bayl