

Send Tax Notice to:
Jared Archer and Chelsea Anna
Archer
165 Eagle Cove Dr
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-882**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00) 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 **Michael Boudreaux, an unmarried man, and Victoria Ashley Boudreaux, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

165 Eagle Cove Dr., Pelham, AL 35124

by **Jared Archer and Chelsea Anna Archer (herein referred to as "Grantee," whether one or more)**, whose mailing address is

536 Overhill Rd., Pelham, AL 35124

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 **165 Eagle Cove Dr, Pelham, AL 35124**, 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.

\$299,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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 01 day of March, 2024.

Michael Boudreaux by Victoria Ashley Boudreaux, his agent
Victoria Ashley Boudreaux
 Victoria Ashley Boudreaux

State of Alabama
 County of Shelby

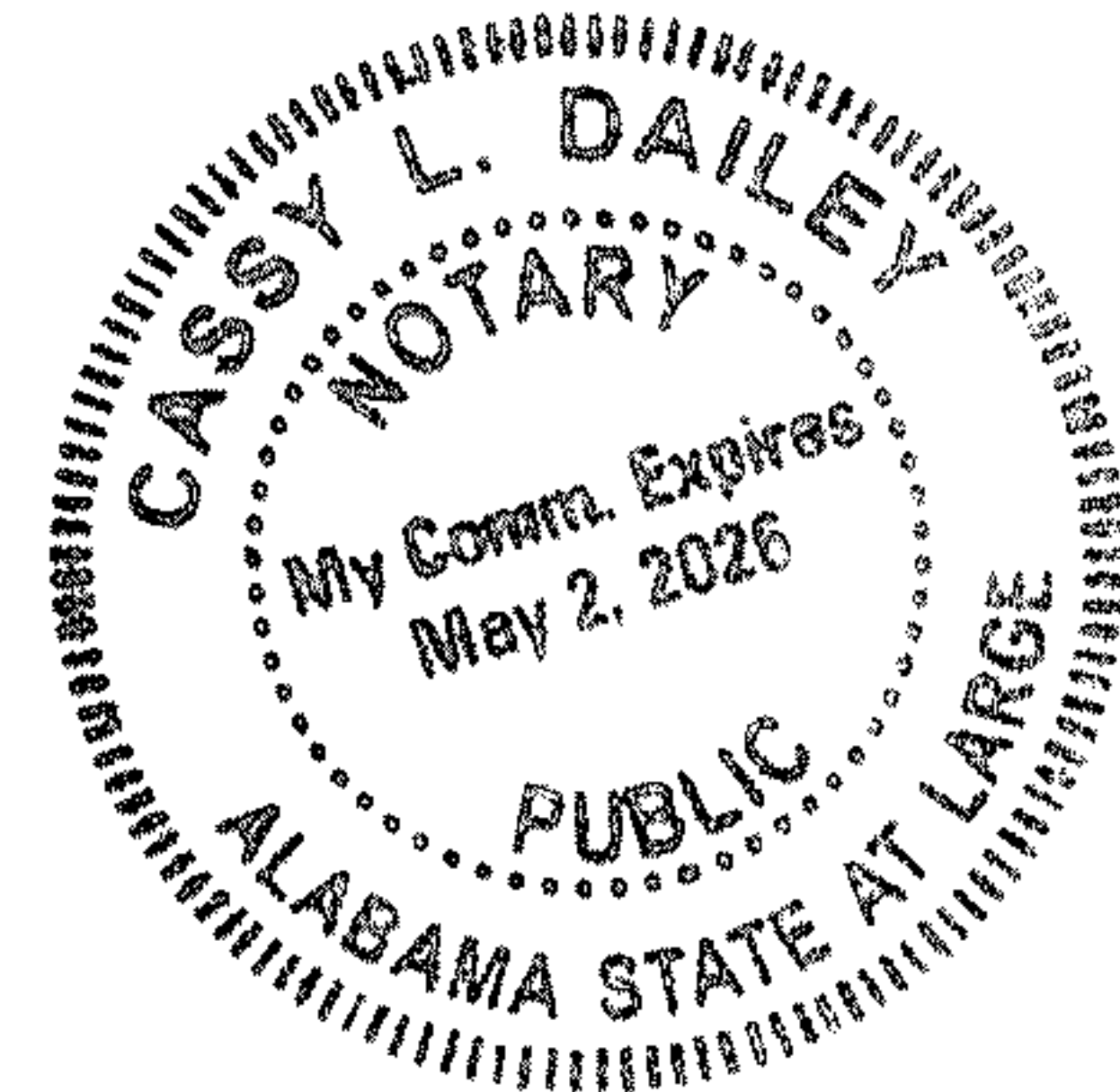
I, Cassy L. Dailey, a Notary Public, hereby certify that **Victoria Ashley Boudreaux**, whose name(s) is signed as Agent and Attorney in Fact for **Michael Boudreaux** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date, for and as the act of said Principal.

Given under my hand this 01 day of March, A. D. 2024

Cassy L. Dailey
 Notary Public

Printed Name

My Commission Expires: 05/02/2026



State of Alabama
 County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Victoria Ashley Boudreaux**, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 01 day of March, A. D. 2024

Cassy L. Dailey
 Notary Public

Printed Name

My Commission Expires: 05/02/2026



EXHIBIT A

Property 1:

LOT 47, ACCORDING TO THE MAP OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 119, AND REFILED IN MAP BOOK 35, PAGE 121, 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
03/06/2024 01:04:44 PM
\$44.00 BRITTANI
20240306000061570

Allen S. Bayl