

Send Tax Notice to:
Renta Property, LLC

2658 Dolly Brook Ln
Vestavia Hills, AL 35243

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

File: **BHM-24-1613**

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIXTY SEVEN THOUSAND AND 00/100 (\$67,000.00)** 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

C. Suzanne Baker, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

1232 29th Street South, Birmingham, AL 35205

by **Renta Property, LLC (herein referred to as "Grantee"),** whose mailing address is

2658 Dolly Brook Lane, Vestavia Hills, AL 35243

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 **519 Oakmont Drive, Alabaster, AL 35007,** 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.

The property described herein is not the homestead of the grantor herein, nor her spouse, as referenced in Code Section 6-10-2.

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 11th day of March, 2024

C. Suzanne Baker
C. Suzanne Baker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that C. Suzanne Baker 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 11th day of March, 2024.

Notary Public
My Commission Expires:

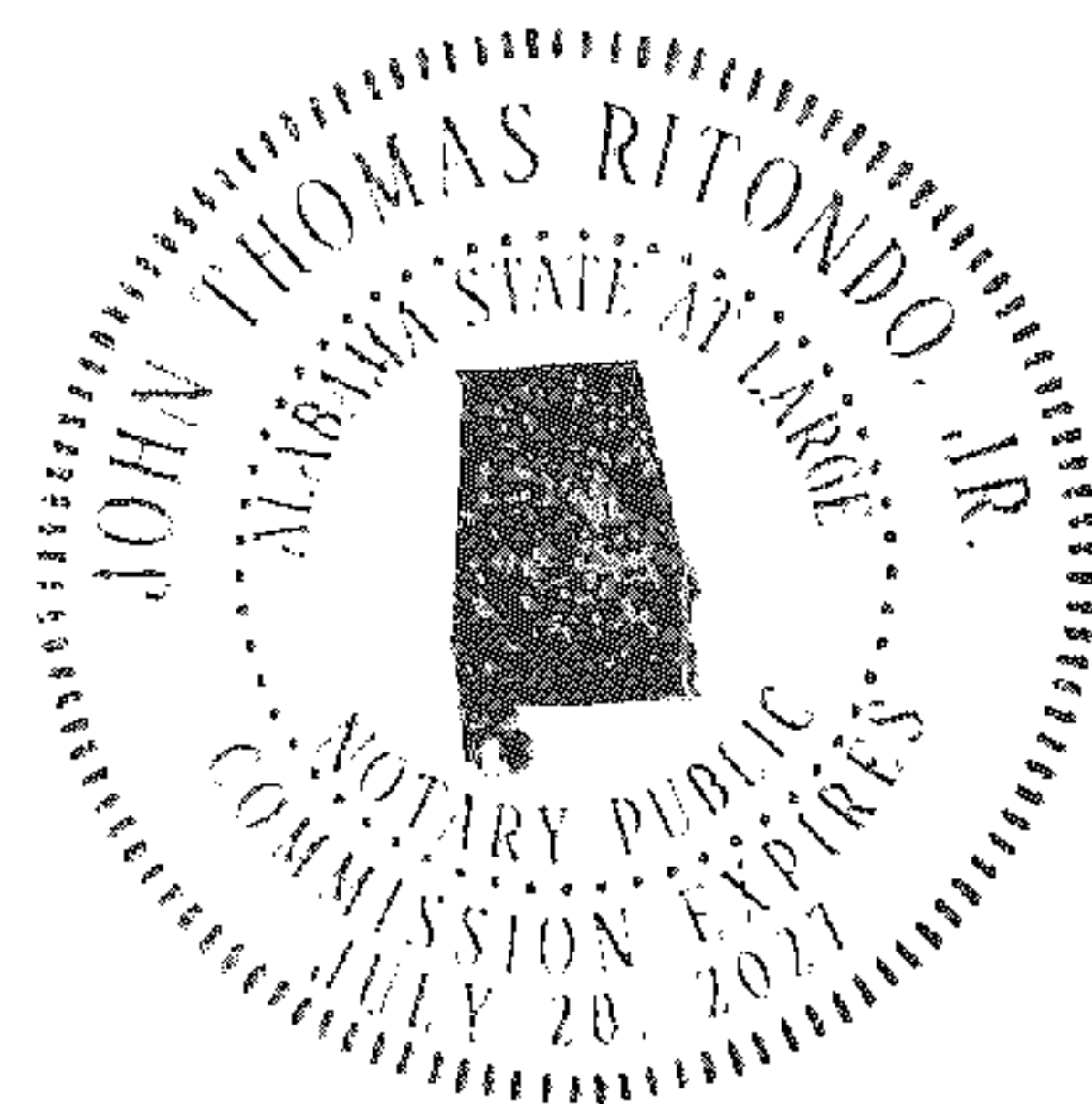


EXHIBIT A**Property 1:**

Commence at the NE corner of the SE quarter of SW quarter of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama; thence South along the East line of said quarter-quarter Section, 630 feet thence 91 deg. 47' right in a Westerly direction 472.93 feet to the center- line of a public road; thence 110 deg. 53' right 92.20 feet; thence 95 deg. 10' left 30.12 feet to the West side of said public road, and the point of beginning of tract of land herein described; thence continue along the last mentioned course 651.58 feet; thence 93 deg. 16' 59" left 200.27 feet; thence 86 deg. 43' 01" left 637.32 feet to a point that is 30 feet West of the centerline of said public road; thence 72 deg. 57' 18" left along said road 200.00 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2024 08:04:47 AM
\$95.00 BRITTANI
20240312000066370
General Warranty Deed - Individual (AL)

A handwritten signature in cursive script, appearing to read "Brittani", is written over a horizontal line.