

Send Tax Notice to:  
Taylor Brent Walker and Lynne S.  
Walker  
1801 Shoal Run Trail  
Birmingham, AL 35242

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

File: BHM-24-1141

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of FIVE HUNDRED SIXTY THOUSAND AND 00/100 (\$560,000.00) 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 Robert Jaffe and Melissa L. Jaffe, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

17 Lagoon Drive Gulf Shores AL 36542

by Taylor Brent Walker and Lynne S. Walker (herein referred to as "Grantee"), whose mailing address is  
1801 Shoal Run Trail, Birmingham, AL 35242

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 2039 Eagle Point Court, 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.

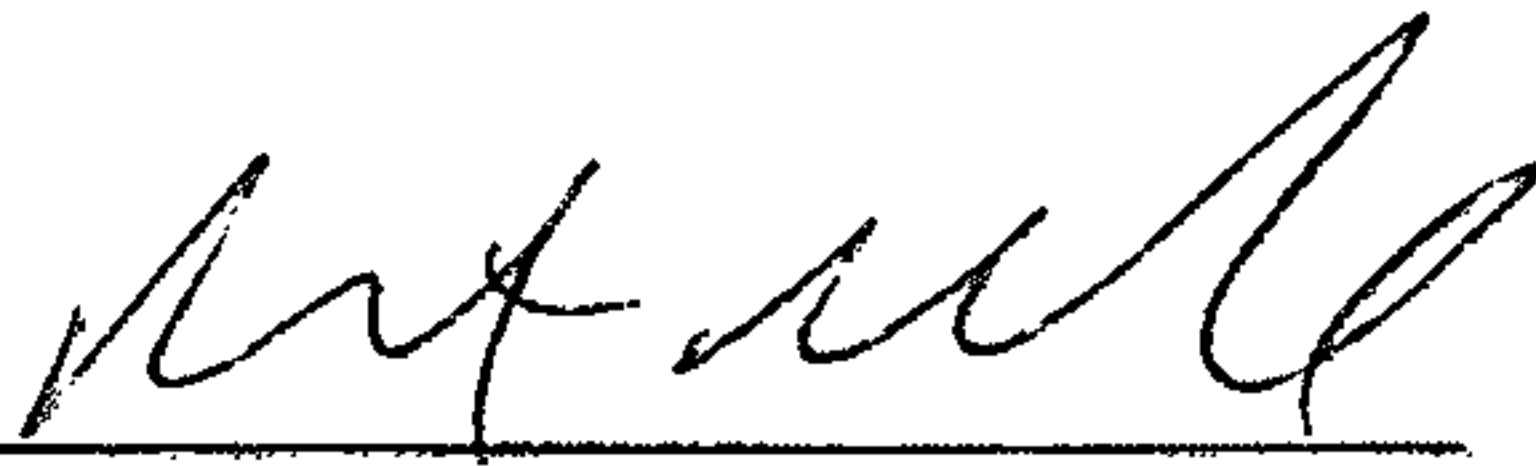
MINING AND MINERAL RIGHTS EXCEPTED.


**\$572,040.00 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 11 day of March,  
2024

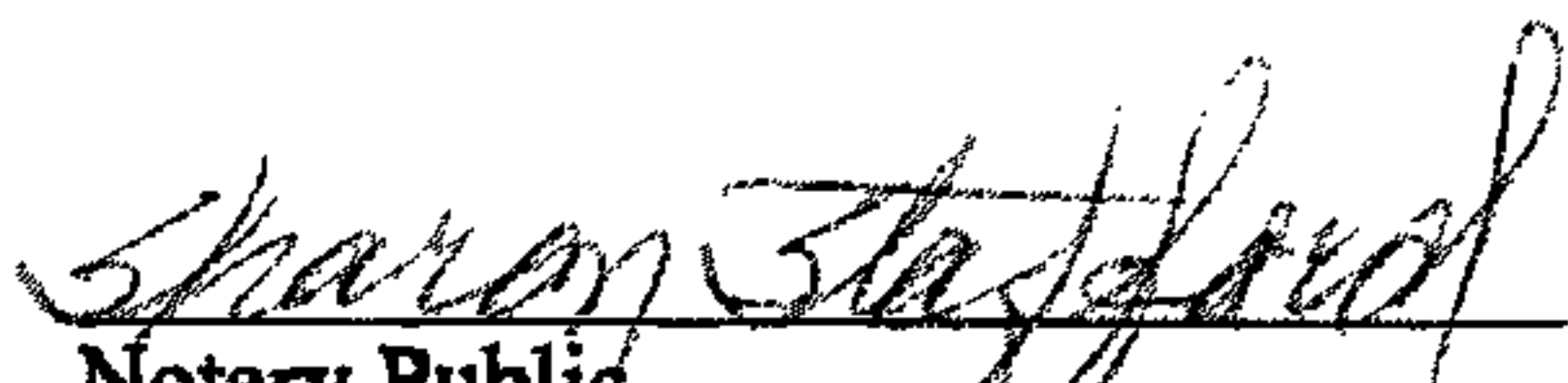
  
Robert Jaffe

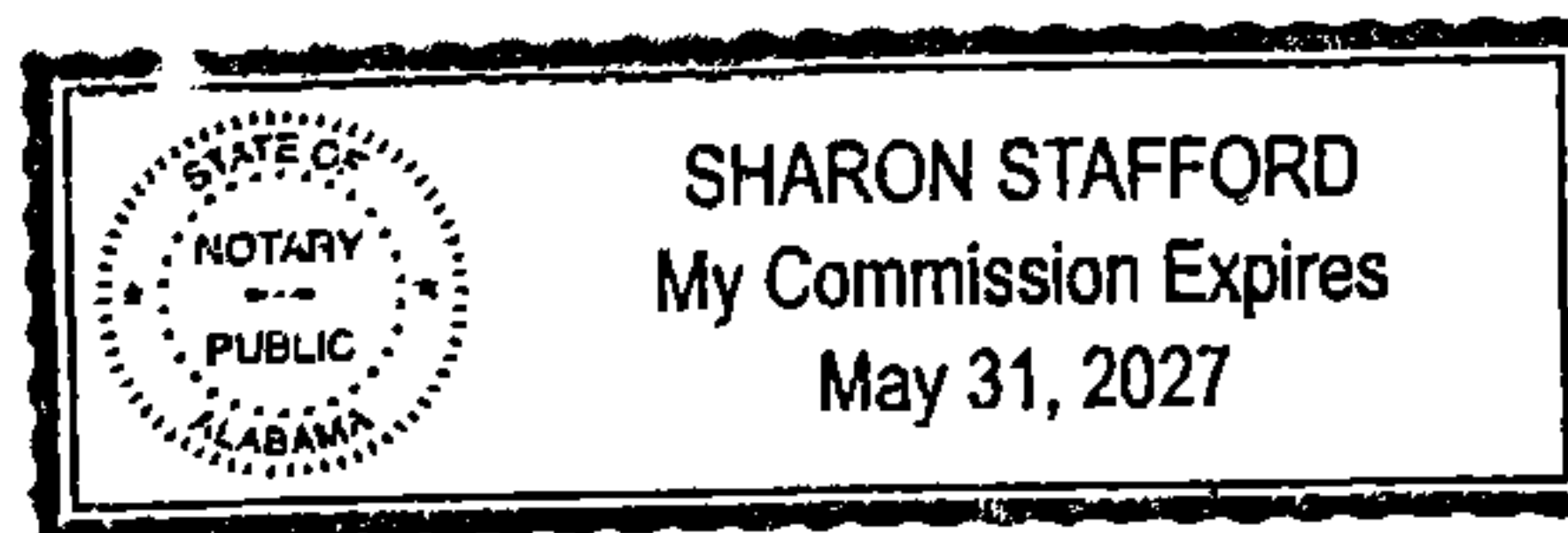
  
Melissa L. Jaffe

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Jaffe and Melissa L. Jaffe 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: 05/31/2027



**EXHIBIT A**

**Property 1:**

**LOT 1112, ACCORDING TO THE SURVEY OF EAGLE POINT. 11TH SECTOR, AS RECORDED IN MAP BOOK 24 PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY. ALABAMA MINERAL AND MINING LIGHTS EXCEPTED.**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/13/2024 08:00:59 AM  
\$29.00 JOANN  
20240313000067650**

*Allen S. Bayl*