

Send tax notice to:  
Rachel B Davis  
4565 Guilford Circle  
Birmingham, AL, 35242

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

STATE OF ALABAMA

2024059

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Thousand Two Hundred Fifty and 00/100 Dollars (\$360,250.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ashley W Green Ballagas, a married individual**, whose mailing address is **8060 Castlehill Road, Hoover, Alabama 35242** (hereinafter referred to as "Grantor") by **Rachel B Davis** whose property address is: **4565 Guilford Circle, Birmingham, AL, 35242** hereinafter referred to as Grantee"), 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 estate situated in Shelby County, Alabama, to-wit:

**Lot 113, according to the Survey of Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, page 105, 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. Easements, building lines and restrictions as shown on recorded map.
3. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 1995-16401 and Inst. No. 1996-1432 in the Probate Office.
4. Sanitary Sewer Service with SWWC Utilities, Inc., recorded in Inst. No. 2013-469370 in the Probate Office.
5. 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.
6. Restrictions, Agreements, Easements and Rights of Way as set out in Inst. No. 1996-26138 in the Probate Office.

Subject property does not constitute the homestead of the Grantor herein, or her spouse, as defined by the Code of Alabama.

Ashley W. Green Ballagas is one and the same person as Ashley W. Green.

Ashley W. Green Ballagas is the surviving grantee of that certain deed recorded in Instrument No. 20070814000381070 in the Probate Office of Shelby County, Alabama. The other grantee, Greg A. Green having died on or about March 24, 2008.

**\$305,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

13<sup>th</sup> IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the day of March, 2024.

*Ashley W Green Ballagas*  
Ashley W Green Ballagas

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley W Green Ballagas whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of March, 2024.

*[Signature]*  
Notary Public  
Print Name: *Charles D. Stewart, Jr*  
Commission Expires: *1-30-24*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/14/2024 11:00:48 AM  
\$80.00 JOANN  
20240314000069270

*Allie S. Boyd*