

Send Tax Notice to:

Stephanie Crow Rowe

5940 Forest Lakes Cove
Sterrett, AL 35147

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-1834

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHT THOUSAND AND 00/100 (\$308,000.00) 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

William Hogan and Melanie Hogan, a married couple, and Haley Danese Hogan, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

1279 Eagle Park Road, Birmingham, AL 35242

by **Stephanie Crow Rowe (herein referred to as "Grantee"),** whose mailing address is

5940 Forest Lakes Cove, Sterrett, AL 35147

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 **5940 Forest Lakes Cove, Sterrett, AL 35147,**

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.

\$298,760.00 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 8th day of April, 2024

William Hogan
William Hogan

Melanie Hogan
Melanie Hogan

Haley Danese Hogan
Haley Danese Hogan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Hogan, Melanie Hogan and Haley Danese Hogan 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 8th day of April, 2024.

[Signature]
Notary Public
My Commission Expires:

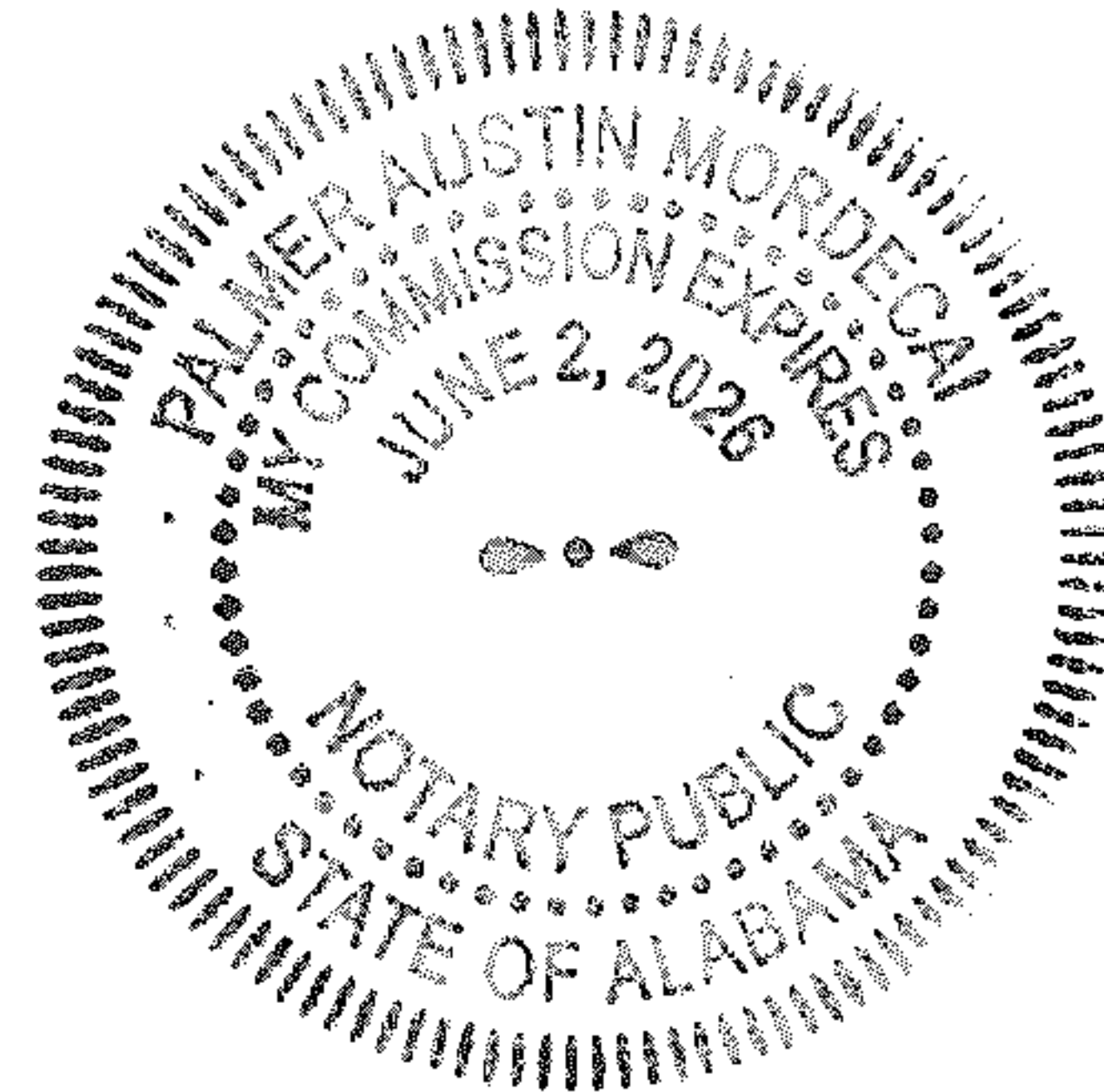


EXHIBIT A

Property 1:

Lot 288, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25 A, B, and C in the Office of the Judge of Proabate Court of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2024 11:42:45 AM
\$38.50 JOANN
20240409000101630

Allie S. Bayl