

Send Tax Notice to:

Richard Horn and Mary Sue Horn

2368 Altadena Crest Drive  
Hoover, AL 35242

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-1270

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$539,000.00)** 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

**Stuart M. Dyer and Amy Gandy Dyer, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

113 Hunset Mill Lane, Pelham, AL 35124

by **Richard Horn and Mary Sue Horn (herein referred to as "Grantee," whether one or more),** whose mailing address is

2368 Altadena Crest Drive, Hoover, AL 35242

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 **2368 Altadena Crest Drive, Hoover, 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.

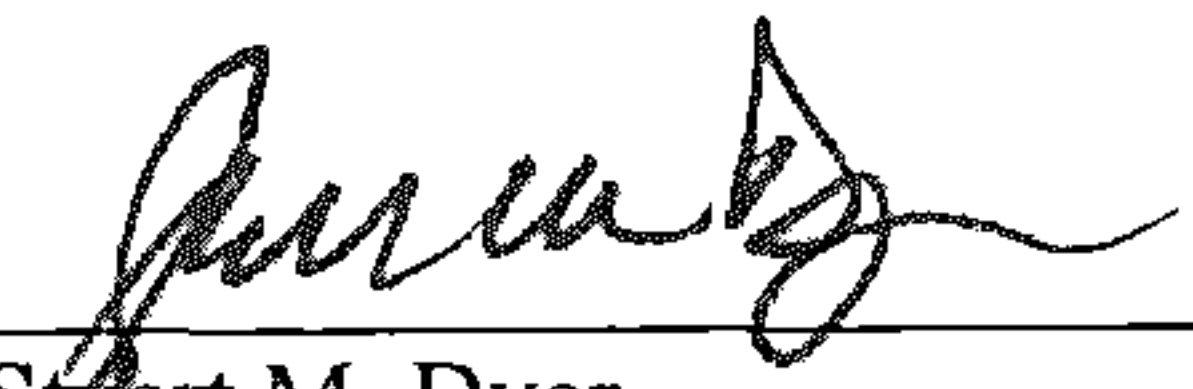
MINING AND MINERAL RIGHTS EXCEPTED.


**\$400,000.00 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 15<sup>th</sup> day of April, 2024

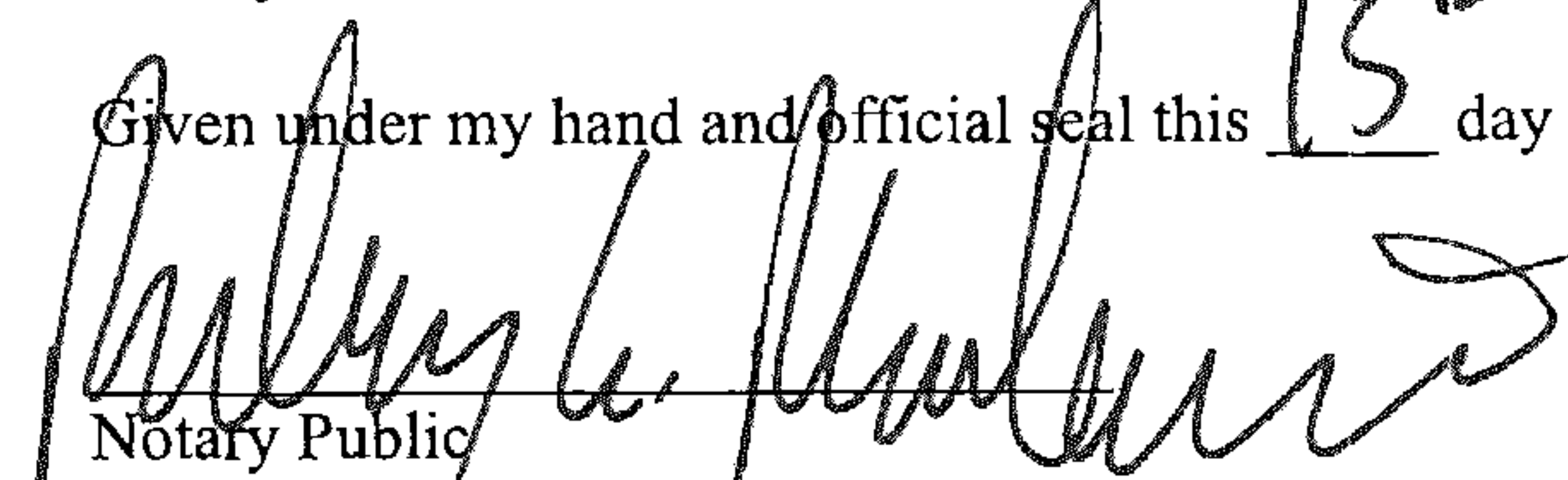
  
Stuart M. Dyer

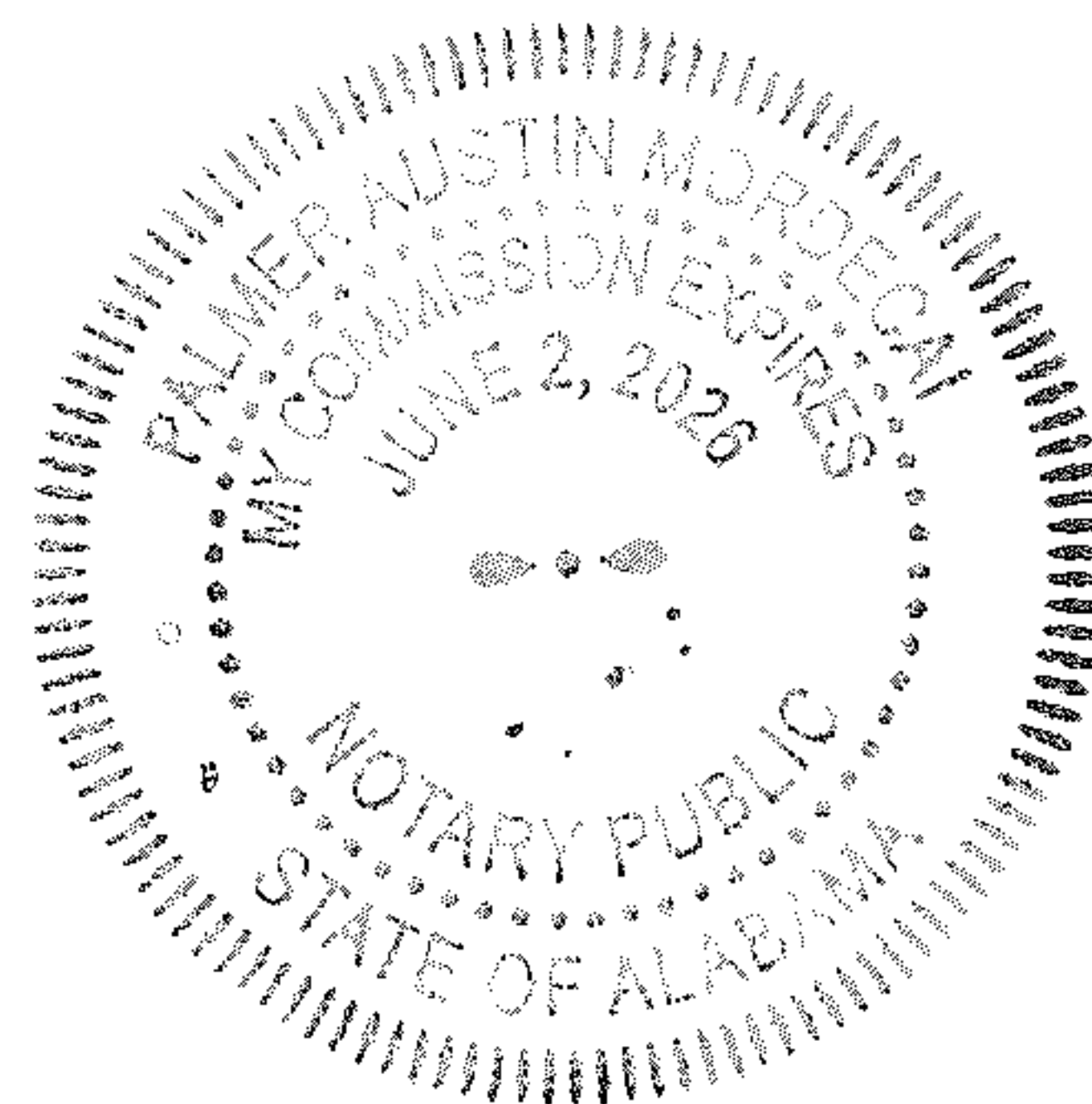
  
Amy Gandy Dyer

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Stuart M. Dyer and Amy Gandy Dyer 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 15<sup>th</sup> day of April, 2024.

  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 7, Block 5, according to the Map and Survey of Altadena, First Sector, recorded in Map Book 10, Page 104 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/15/2024 03:15:22 PM**  
**\$167.00 JOANN**  
**20240415000109410**

General Warranty Deed - JTROS (AL)

*Allen S. Bayl*