

Send Tax Notice to:
Barpala, LLC
790 Montclair Road
Suite 215
Birmingham, AL 35213

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-2813**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00)** 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

Paulette D. Seales, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

35 Monte Tierra Trail Alabaster AL 35007

by Barpala, LLC, (herein referred to as "Grantee"), whose mailing address is

790 Montclair Road, 215, Birmingham, AL 35213

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 **35 Monte Tierra Trail, 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.

Paulette D Seales being the surviving grantee in that certain deed recorded at Deed Book 289 at Page 831.
Thomas Garrett Seales Jr having died on or before April 8 2019.

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 18 day of April, 2024.

Paulette D Seales by Judith K Sanders, Agent
Paulette D. Seales by Judith Sanders, Agent

State of Alabama
County of Shelby

I, Cassy Dailey, a Notary Public, hereby certify that **Judith Sanders**, whose name is signed as Attorney in Fact for **Paulette D. Seales** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date

Given under my hand this 18th day of April, A. D. 2024.

Cassy Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

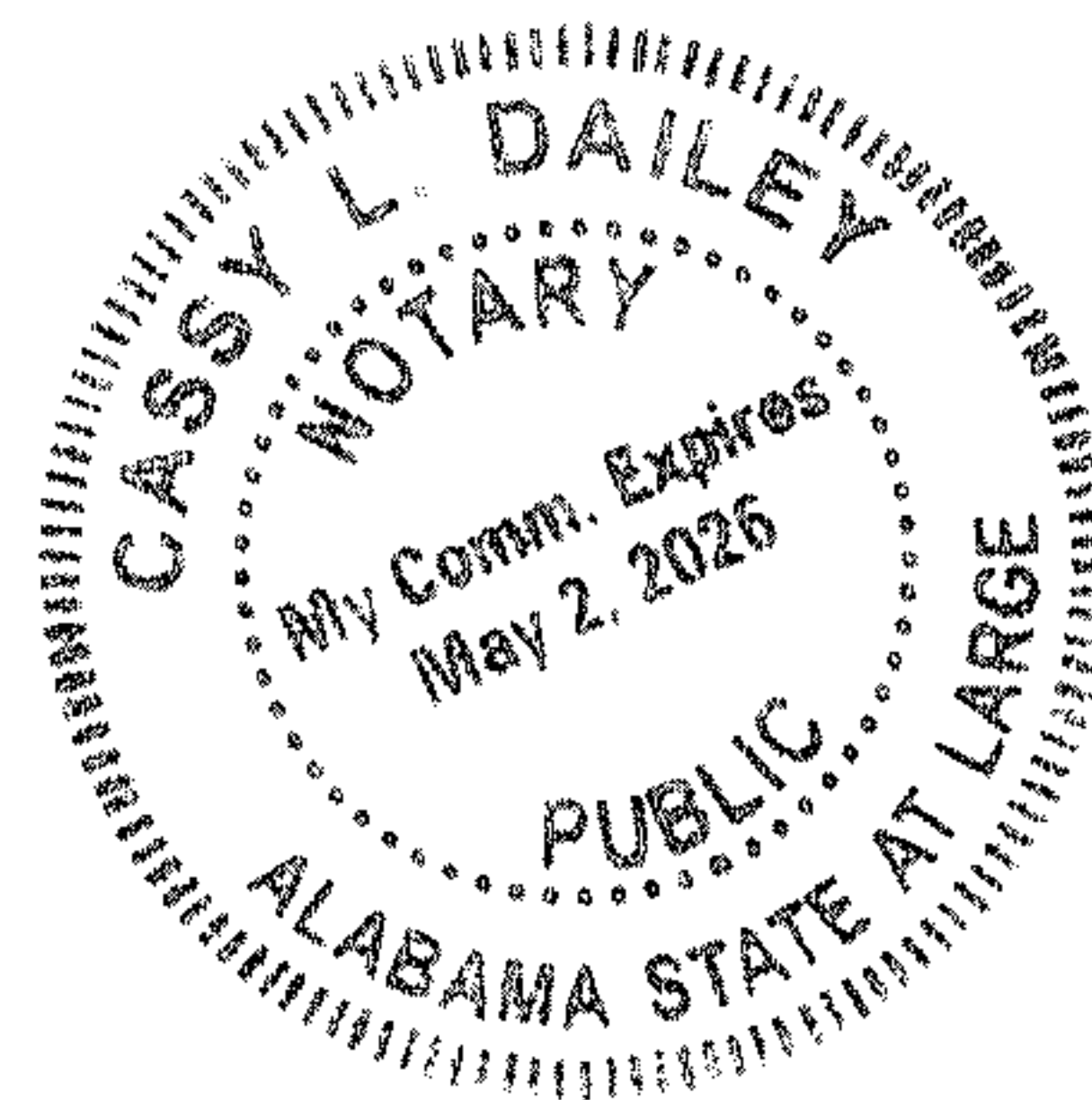


EXHIBIT A

Property 1:

Lot 35, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2024 03:05:32 PM
\$203.00 CHARITY
20240424000119710

Allen S. Bayl