

Send Tax Notice to:
Philip Andrew Blake and Tanya
Blake
1041 Willow Creek Pkwy.
Alabaster, AL 35007

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

File: PEL-24-2341

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWELVE THOUSAND FOUR HUNDRED AND 00/100 (\$12,400.00)** 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 **Dennis Alexander, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

195 Clearbrook Ln., Calera, AL 35040

by **Philip Andrew Blake and Tanya Blake (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1041 Willow Creek Parkway, Alabaster, AL 35007

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 **1.24 acres off of Hawthorne Dr., Calera, AL 35040**, 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.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous hereto.

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 05 day of April, 2024.

Dennis A. Alexander
Dennis Alexander

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Dennis Alexander 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 05 day of April, 2024.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

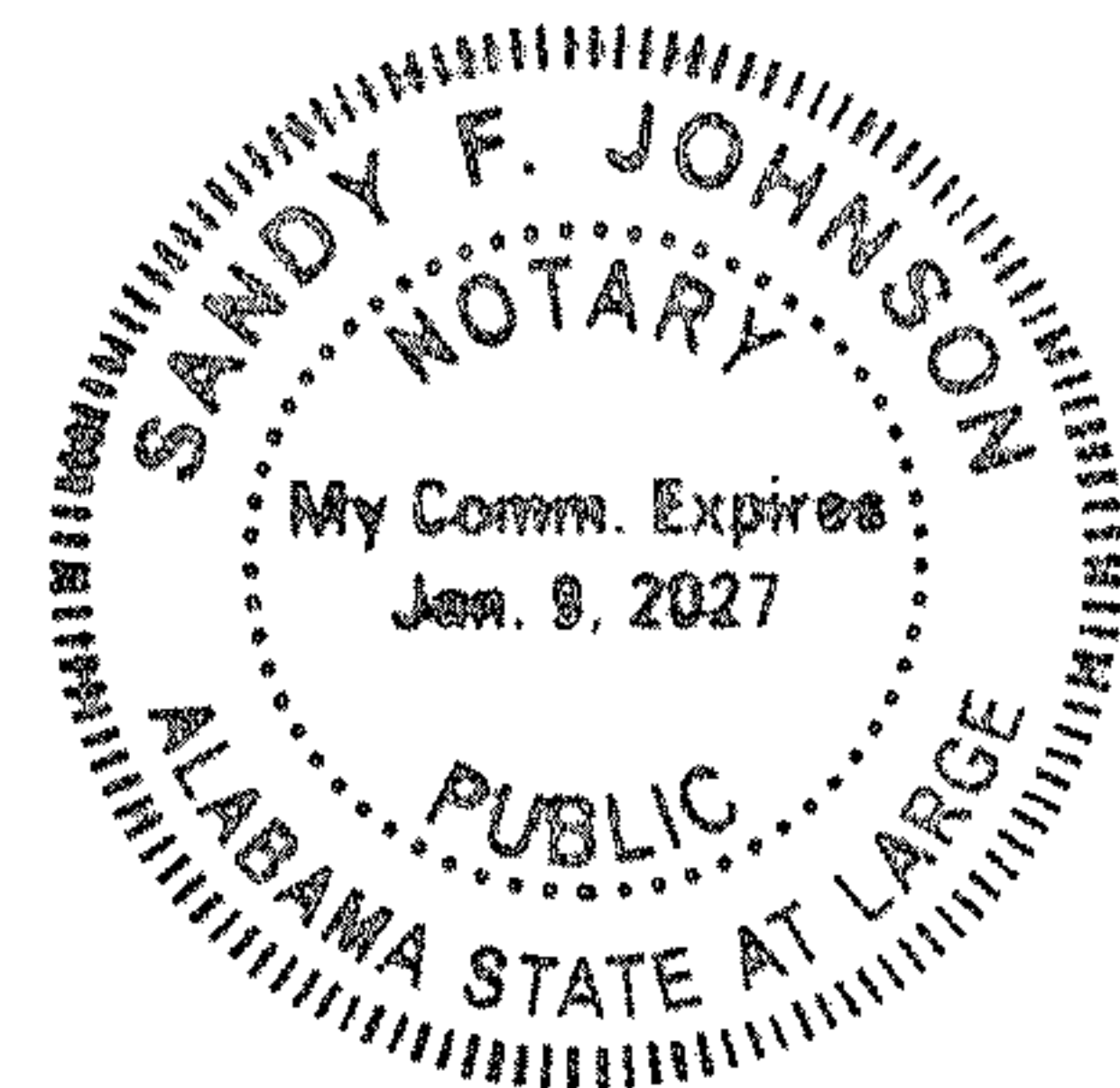


EXHIBIT A

Property 1:

Lot 2, of Alexander Estates, a minor subdivision situated in the NW 1/4 of Section 3, Township 24 North, Range 13 East and the South 1/2 of Section 20, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, with the final plat being recorded in Map Book 33, Page 94 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
04/24/2024 03:54:05 PM
\$40.50 CHARITY
20240424000119920

Allen S. Bayl