

Send Tax Notice to:
Christopher C. Ashe and Shannon M.
Ashe
241 Grande View Lane
Alabaster, AL 35114

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-2680**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00) 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

Jesse R. Simmons, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

78 Pine Lane, Odenville, AL 35120

by **Christopher C. Ashe and Shannon M. Ashe (herein referred to as "Grantee," whether one or more)**, whose mailing address is

241 Grande View Lane, Alabaster, AL 35114

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 **503 Oakmont Drive, 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.

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 26th day of April, 2024


Jesse R. Simmons

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jesse R. Simmons 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 26th day of April, 2024.


Notary Public

My Commission Expires: **July 28, 2027**

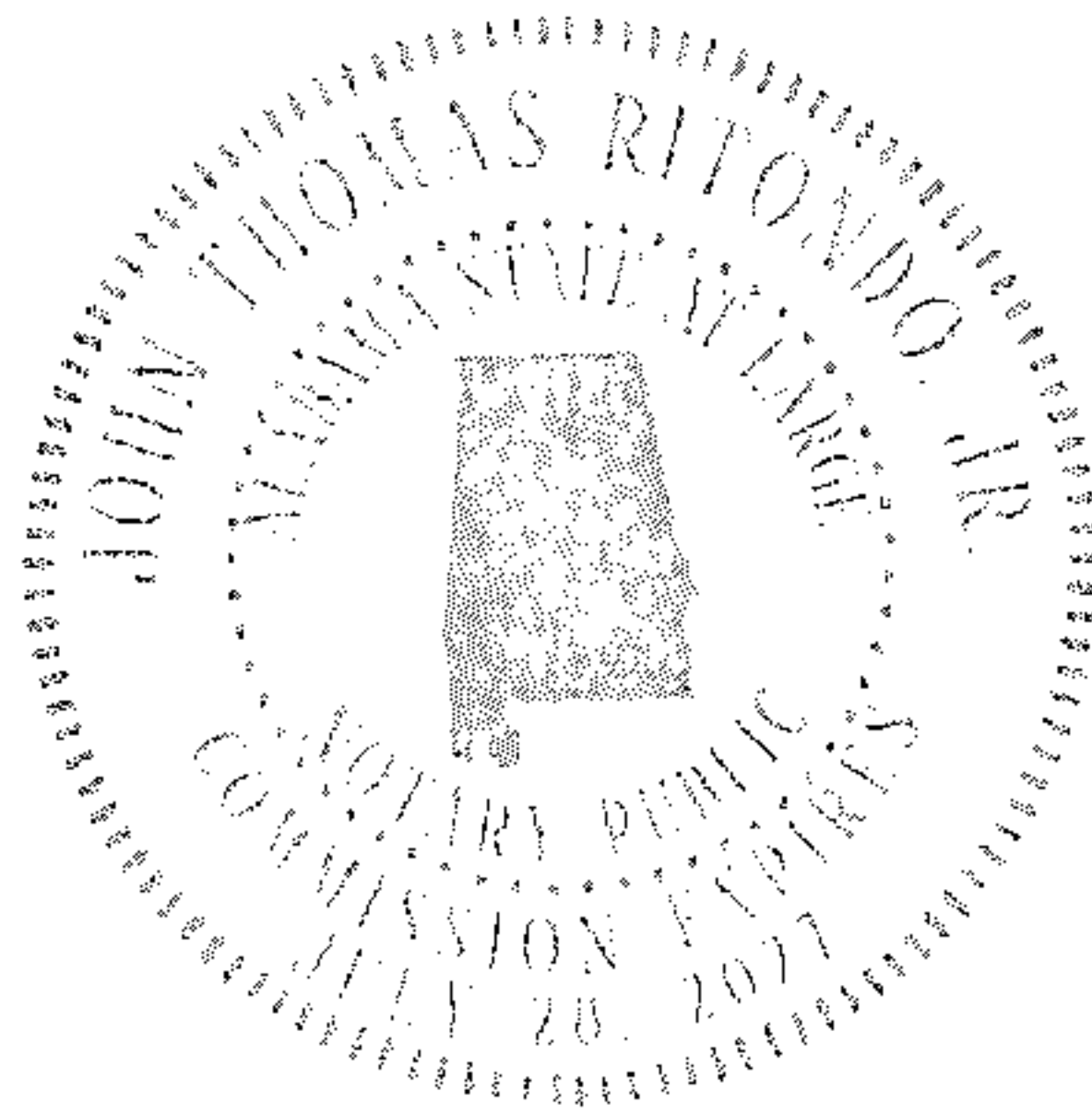
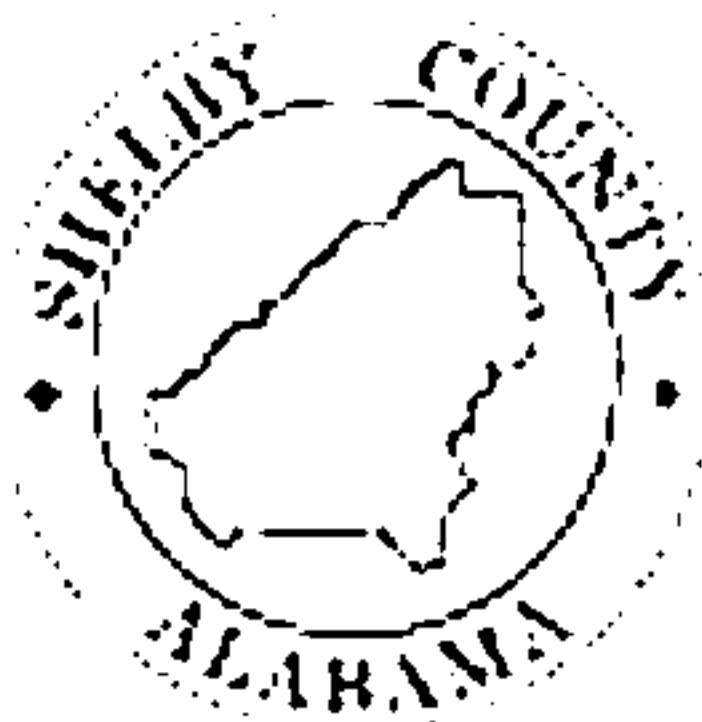


EXHIBIT A

Property 1:

A tract of land located in the Southeast Quarter of Southwest Quarter of Section 32 - Township 20 - South - Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast Corner of the Southeast Quarter of Southwest Quarter of Section 32 - Township 20 South - Range 2 West; thence Westerly along the South line of said Quarter-Quarter. Section 665.4 feet; thence 15° 53 right 649.55 feet; thence 86° 37' 37" right 200.84 feet to the point of beginning of . tract of land herein described; thence continue along the last mentioned course 200.86 feet; thence 93° 22' 23" right 670.07 feet to a point that is 30 feet from and perpendicular to the centerline of a road; thence 66° 54' 30" right 218.04 feet to a point that is 30 feet from and perpendicular to the centerline of said road; thence 113° 05' 30" right 744.29 feet to the point of beginning, containing 3.25 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2024 03:37:52 PM
\$113.00 BRITTANI
20240430000126000

General Warranty Deed - JTROS (AL)

Allen S. Bayl