

Send Tax Notice to:
Bill H. Myers and Mary Jean Myers,
Trustees of MYERS LIVING
TRUST, dated December 10, 2020
1720 Lake Hardwood Drive
Birmingham, AL 35242

File: BHM-24-2535

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

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$1,325,000.00)** 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 **James Brumeloe and Stephanie Brumeloe, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO BOX 204, Pell City, AL 35125

by **Bill H. Myers and Mary Jean Myers, Trustees of MYERS LIVING TRUST, dated December 10, 2020 (herein referred to as "Grantee")**, whose mailing address is

1720 Lake Hardwood Drive, Birmingham, AL 35242

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 **1720 Lake Hardwood Drive, Birmingham, 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.

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 26th day of April, 2024

James Brumeloe
James Brumeloe

Stephanie Brumeloe
Stephanie Brumeloe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James Brumeloe and Stephanie Brumeloe 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.

[Signature]
Notary Public
My Commission Expires: July 28, 2027

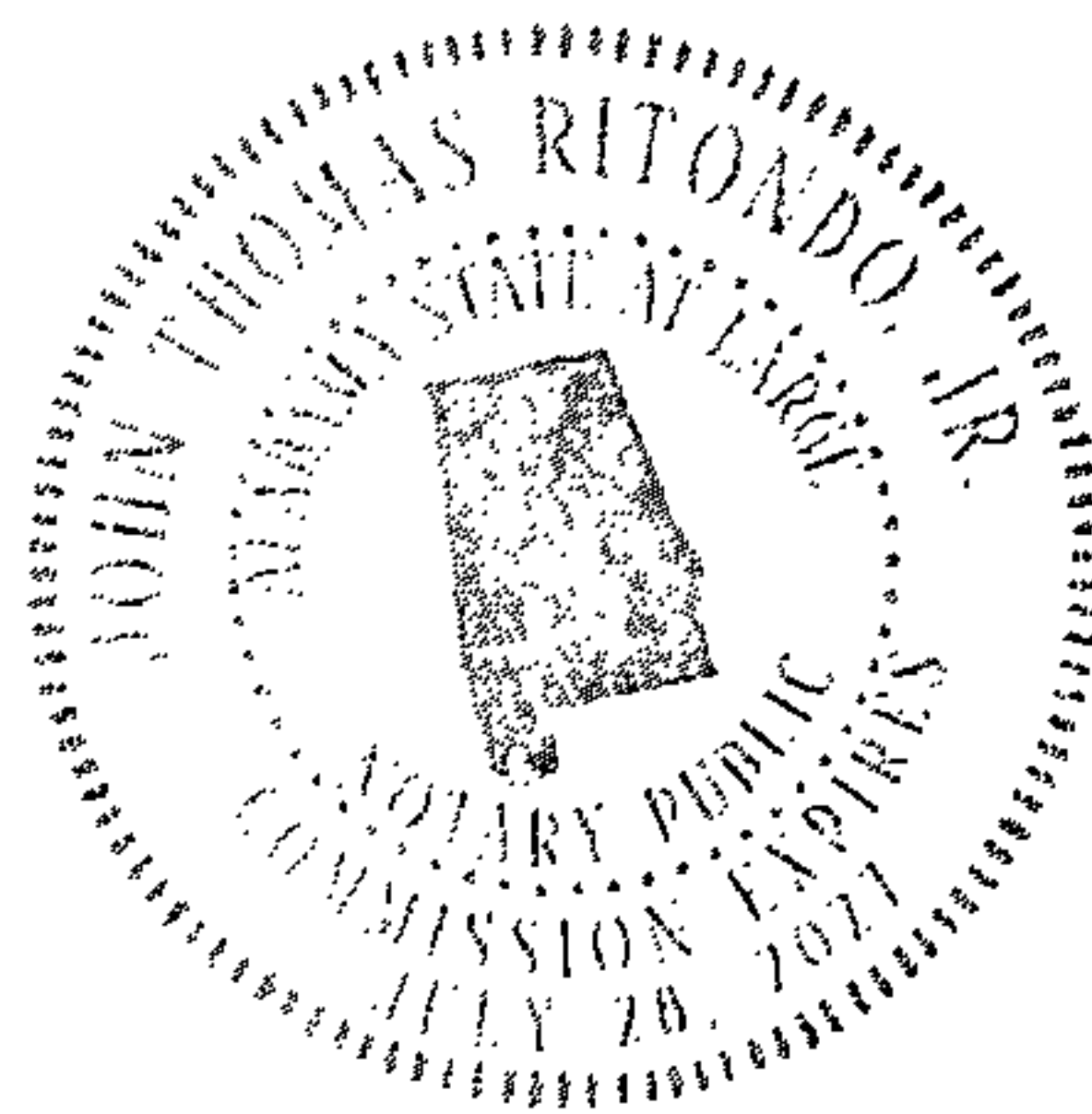


EXHIBIT A

Property 1:

Lot 60, according to the Survey of The Cove of Greystone, Phase II as recorded in Map Book 29, Page 136 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2024 11:21:39 AM
\$1354.00 PAYGE
20240501000126870

Alvin S. Bayal