

Send Tax Notice to:
Leonidas Belle Sloan, Jr. and Patricia
Geraldine Murrell
1347 3rd Avenue Southwest
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-2713

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$274,900.00)** 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 **Geoffrey K. Wymer and Kimberly E. Wymer, husband and wife** (herein referred to as "Grantor," whether one or more), whose mailing address is

101 Silverleaf Lane, Alabaster, AL 35007

by **Leonidas Belle Sloan, Jr. and Patricia Geraldine Murrell** (herein referred to as "Grantee," whether one or more), whose mailing address is

1347 3rd Avenue Southwest, 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 **1347 3rd Avenue Southwest, 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.

\$269,920.00 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 01 day of May, 2024.

Geoffrey K. Wymer
Geoffrey K. Wymer

Kimberly E. Wymer
Kimberly E. Wymer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Geoffrey K. Wymer and Kimberly E. Wymer 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 01 day of May, 2024.

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

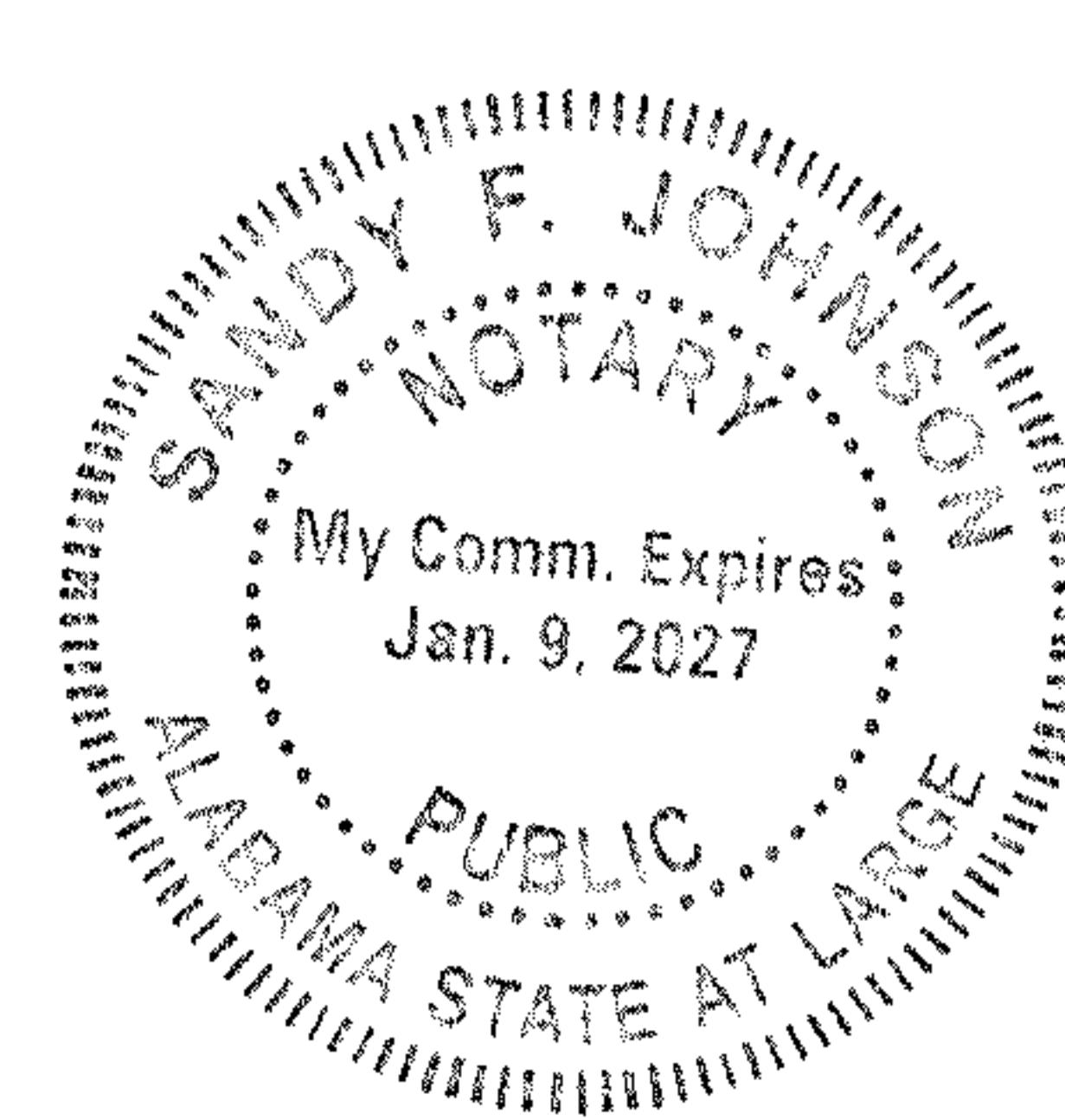


EXHIBIT A

Property 1:

Lot 20 according to the Survey of Kenton, Brant, Nickerson Subdivision as recorded in Map Book 5, Page 53, Shelby County, Alabama Records.

Being the same lot or parcel of ground which by Deed dated December 14, 2005 and recorded among the land Records of Shelby County in Deed Instrument No. 20060306000104200 was granted and conveyed by John R. Dillon unto Geoffrey K. Wymer and Kimberly E. Wymer.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2024 09:41:36 AM
\$33.00 JOANN
20240506000130950**

General Warranty Deed - JTROS (AL)

Allie S. Baylor