

Send tax notice to:
Garrett Fuller
3550 Grandview Parkway, Apt 915
Birmingham, AL, 35243

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024127

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Six Thousand and 00/100 Dollars (\$36,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Eric B Massey, a married individual**, whose mailing address is **410 A Rudolph Avenue, Nashville, TN 37206**, (hereinafter referred to as "Grantors") by **Garrett Fuller and Kaitlin Fuller** whose property address is: **5009 and 5013 Brook Trace, Birmingham, AL, 35242** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 3 and 4, Block 9, according to the Survey of Lincoln Park Subdivision, as recorded in Map Book 3, page 145, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

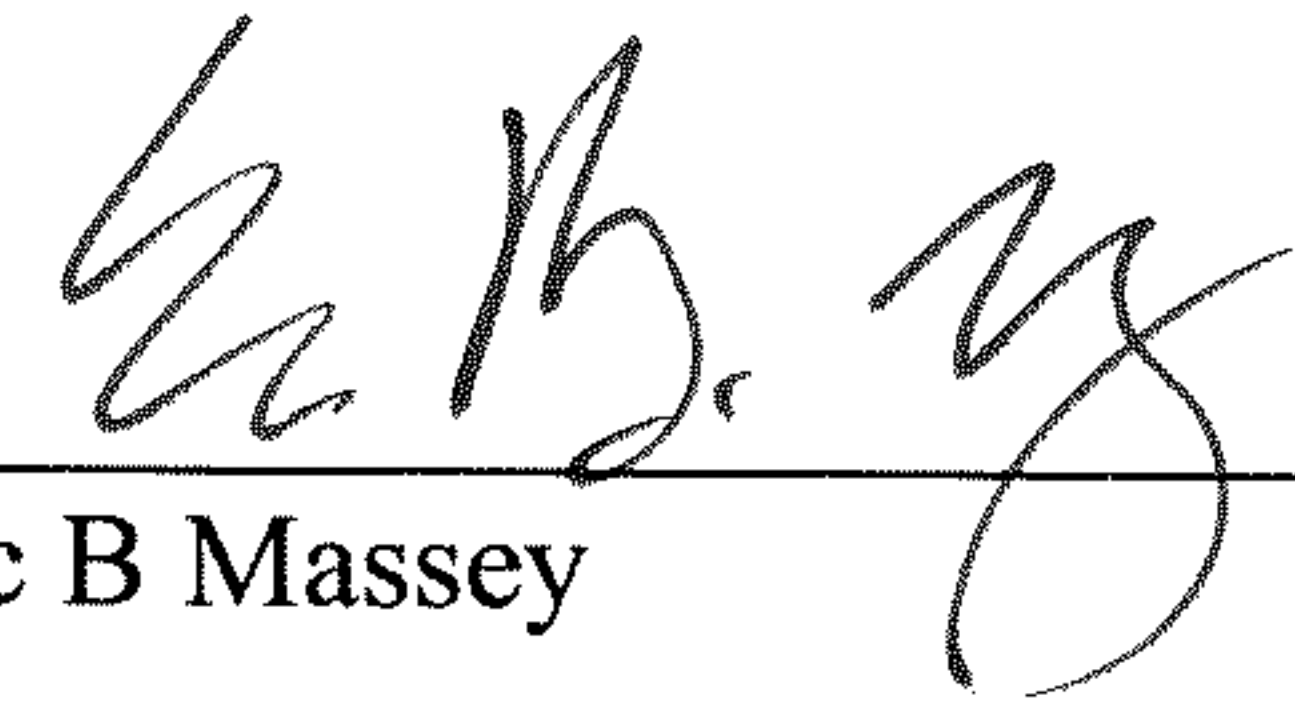
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Building setback lines, easements and rights of way as shown on record subdivision plat recorded in Map Book 3, page 145, in the Probate Office.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under the land.

Subject property does not constitute the homestead of the Grantor herein or his spouse, as defined by the Code of Alabama.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

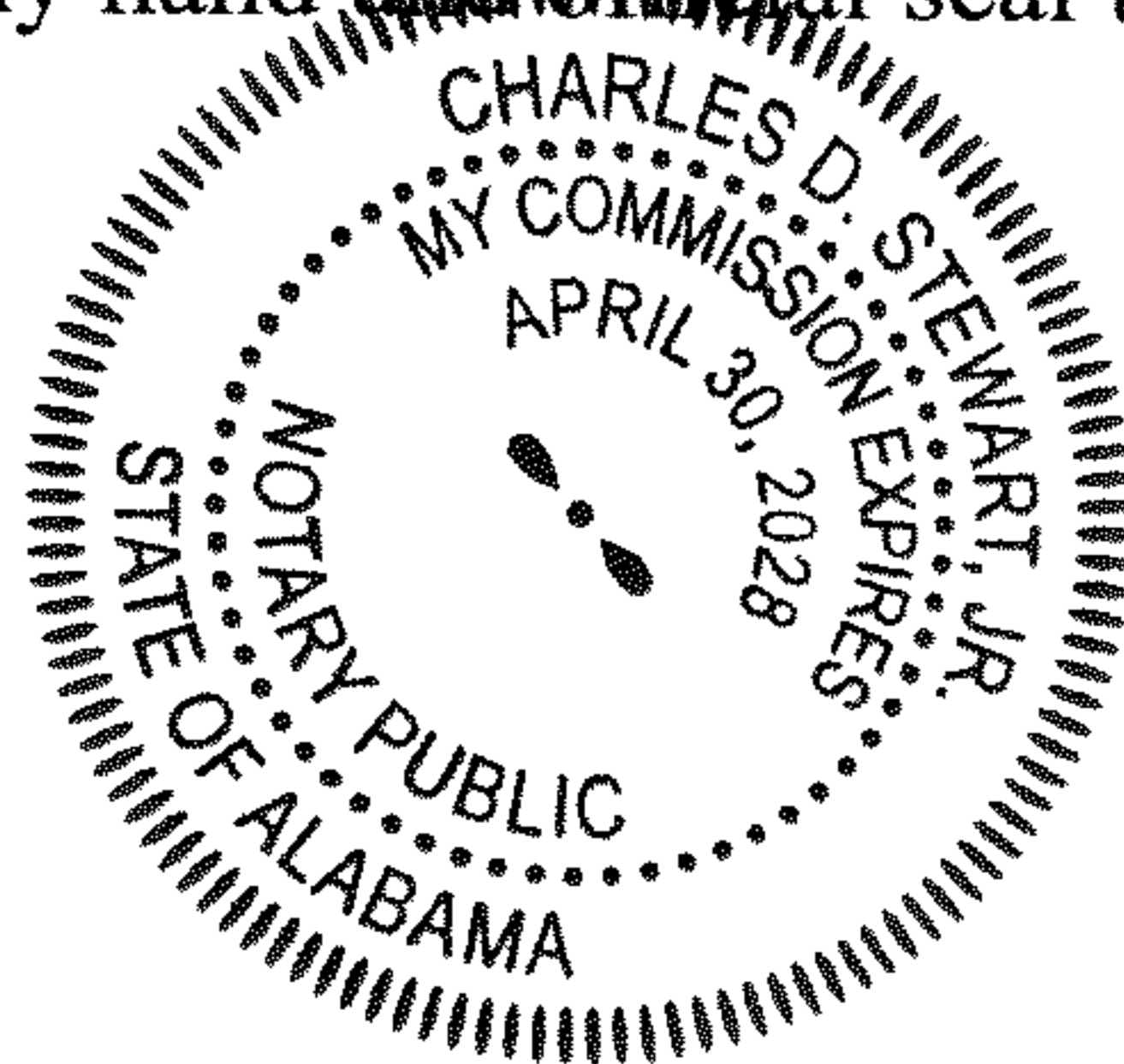
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of May, 2024.



Eric B Massey

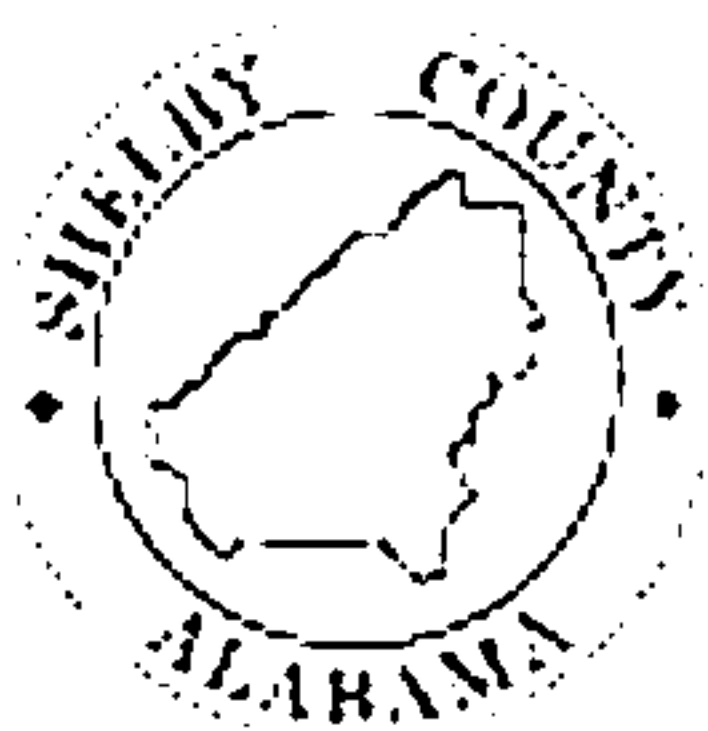
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric B Massey whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of May, 2024.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2024 09:44:59 AM
\$61.00 BRITTANI
20240507000133080

