

Send Tax Notice to:
Hayden Shuster and Alexandria

Shuster
3615 Stratford Lane
Birmingham, AL 35242

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

File: BHM-24-2366

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$535,000.00)** 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 **Carol M. Turner and William T. McIntyre, Trustees of Turner-McIntyre Living Trust dated March 1, 2022** (herein referred to as "Grantor," whether one or more), whose mailing address is
433 Eaton Road, Hoover, AL 35242

by **Hayden Shuster and Alexandria Shuster** (herein referred to as "Grantee," whether one or more), whose mailing address is

108 Rogers Avenue, Greenville, SC 29617

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3615 Stratford Ln., 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.

\$428,000.00 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 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 6th day of May, 2024

Turner-McIntyre Living Trust dated March 1, 2022

By: Carol M. Turner
Carol M. Turner, Trustee

By: [Signature]
William T. McIntyre, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carol M. Turner** and **William T. McIntyre**, whose name(s) as **Trustee(s)** of **Turner-McIntyre Living Trust**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such **Trustee(s)** and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **Turner-McIntyre Living Trust**, on the day the same bears date.

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

[Signature]
Notary Public
Patrick Galloway
Printed Name
My Commission Expires: 10-4-25



EXHIBIT A

Property 1:

Lot 37, according to the Survey of Meadowbrook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2024 02:14:38 PM
\$136.00 PAYGE
20240508000135240

Allie S. Boyd