

Send Tax Notice to:
Franklin Hannah and Tyler Roy
125 Chadwick Drive
Helena, AL 35080

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

File: BHM-24-3469

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETEEN THOUSAND AND 00/100 (\$219,000.00)** 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 **Brenda Roberts, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

709 Northdale Place, Brandon, MS 39047

by **Franklin Hannah and Tyler Roy (herein referred to as "Grantee," whether one or more),** whose mailing address is

125 Chadwick Drive, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **125 Chadwick Drive, Helena, AL 35080,** 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.

This property is not the homestead of the grantor nor that of their spouse.

\$229,000.00 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(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 9th day of May, 2024

Brenda Roberts by Jeff Dummier Attorney-In-Fact
Brenda Roberts by Jeff Dummier, Attorney-In-Fact

State of Alabama
County of Jefferson

I, John Thomas Ritondo Jr., a Notary Public, hereby certify that **Jeff Dummier**, whose name(s) is signed as Attorney in Fact for **Brenda Roberts** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of May, A. D. 2024

Notary Public

Printed Name

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

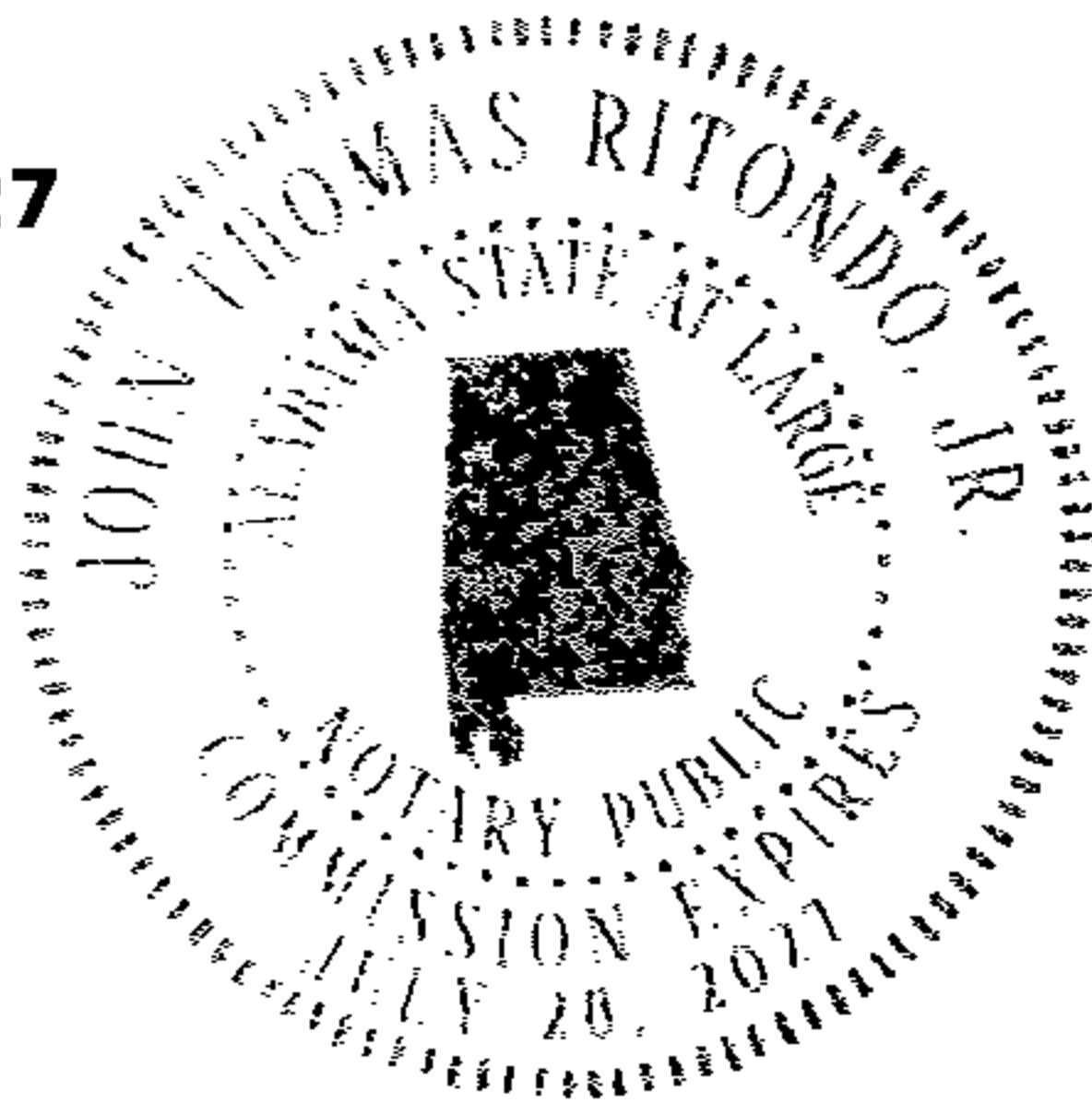


EXHIBIT A

Property 1:

Lot 32, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, 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
05/10/2024 09:42:26 AM
\$29.00 PAYGE
20240510000138300

Allen S. Bayl