

Send Tax Notice to:
Andrew Burns

675 Klondike Rd
Hawkinsville, GA 31036

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

File: BHM-24-2840

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00)** 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 **Cindy M. Spurlock, a married person, and Randy W. Johnson, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

600 East Ocean Boulevard, 904, Long Beach, CA 90802

by **Andrew Burns (herein referred to as "Grantee"),** whose mailing address is

675 Klondike Road, Hawkinsville, GA 31036

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 **2029 Clearview Drive, Birmingham, AL 35244,** 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 grantors, nor that of their spouses.

\$350,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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 10 day of May, 2024

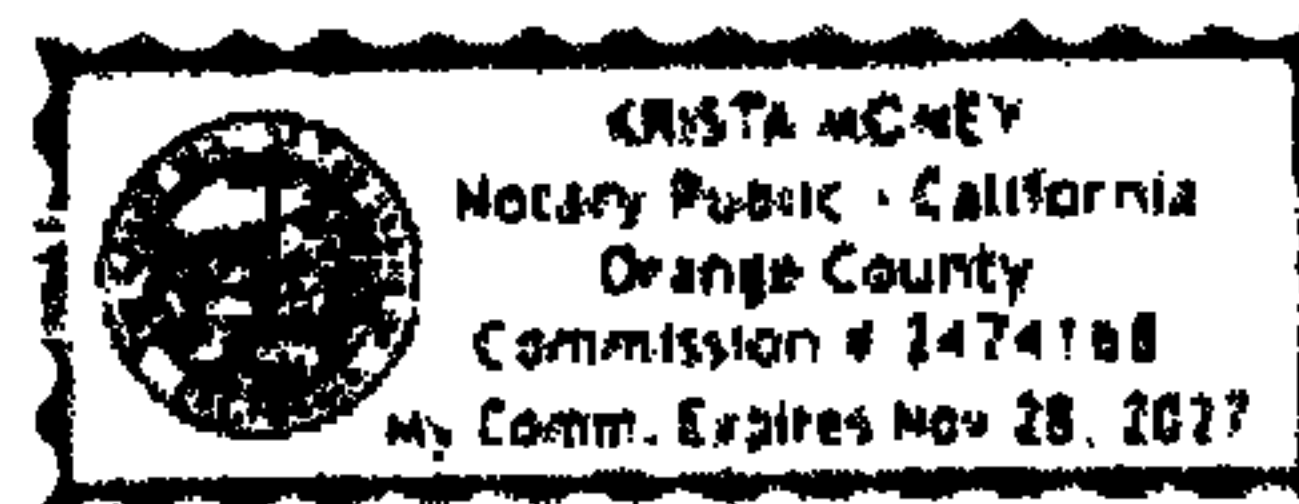
Cindy M. Spurlock
Cindy M. Spurlock

STATE OF California
COUNTY OF Los Angeles

I, the undersigned Notary Public in and for said County and State, hereby certify that Cindy M. Spurlock, 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 10 day of May, 2024.

Krista McMeey
Notary Public
My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 10 day of MAY, 2024.

Randy W. Johnson
Randy W. Johnson

STATE OF California
COUNTY OF Tuolumne

I, the undersigned Notary Public in and for said County and State, hereby certify that Randy W. Johnson, 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 10th day of May, 2024.

Sarah Marie Ellett
Notary Public
My Commission Expires:
May 28, 2027



EXHIBIT A

Property 1:

Lot 6 according to the survey of Valdawood as recorded in Map Book 8, Page 6, in the Probate Office of Shelby County, Alabama.



File No.: BHM-24-2840

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2024 11:50:26 AM
\$446.00 JOANN
20240513000140760
General Warranty Deed - Individual (AL)

Allen S. Bayl