

Send Tax Notice to:

Benjamin Alan Hitt

1410 Willow Creek Pkwy
Alabaster, AL 35007

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: **BHM-24-3062**

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$269,900.00)** 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 **Allen Ross Stevens and Shannon Stevens, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

207 County Road 13, Autaugaville, AL 36003

by **Benjamin Alan Hitt (herein referred to as "Grantee")**, whose mailing address is

1410 Willow Creek Parkway, Alabaster, AL 35007

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 **1410 Willow Creek Parkway, 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.

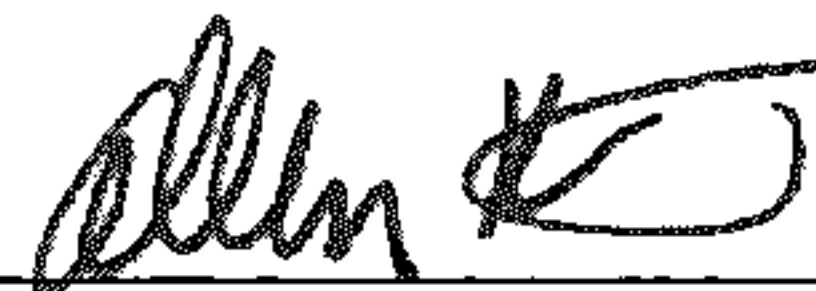
MINING AND MINERAL RIGHTS EXCEPTED.

\$234,900.00 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 14th day of May, 2024

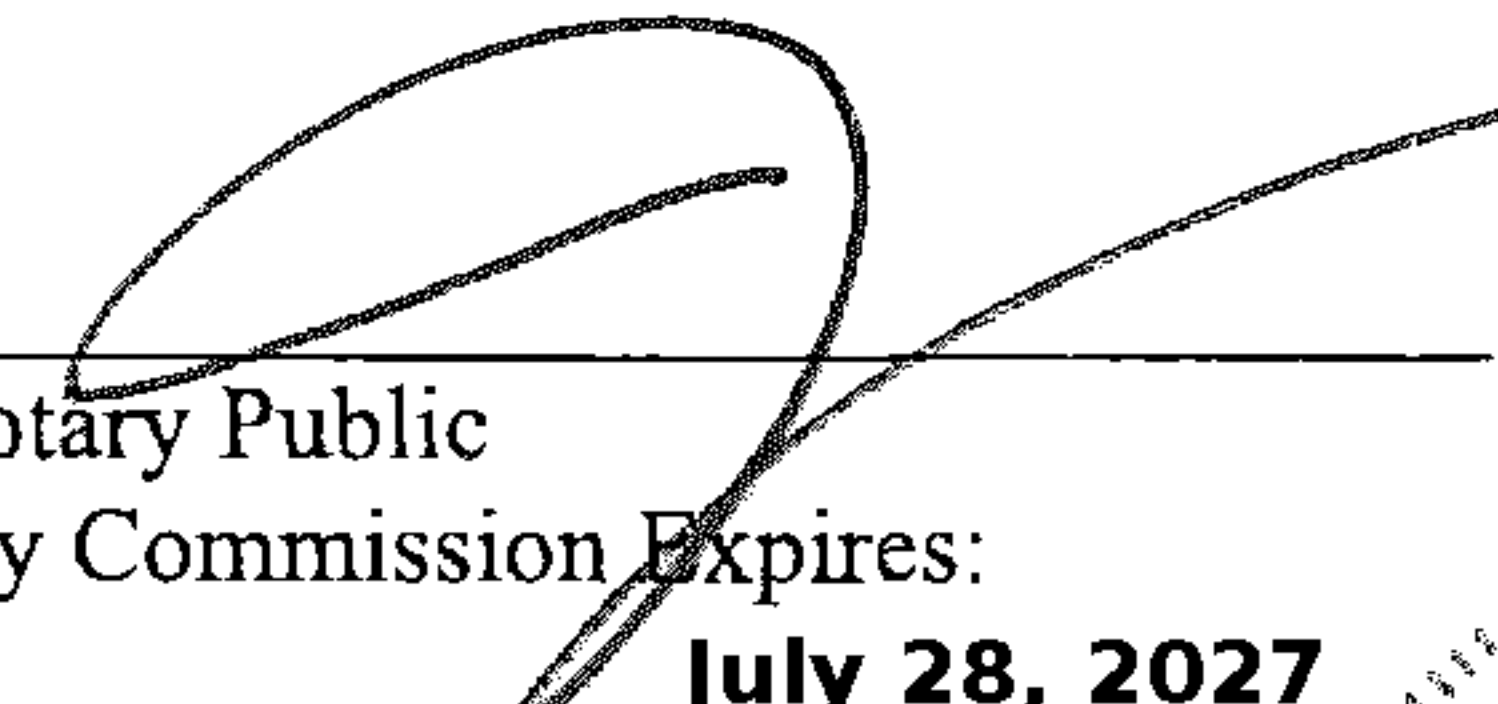

Allen Ross Stevens


Shannon Stevens

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Allen Ross Stevens and Shannon Stevens 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 14th day of May, 2024.


Notary Public

My Commission Expires:

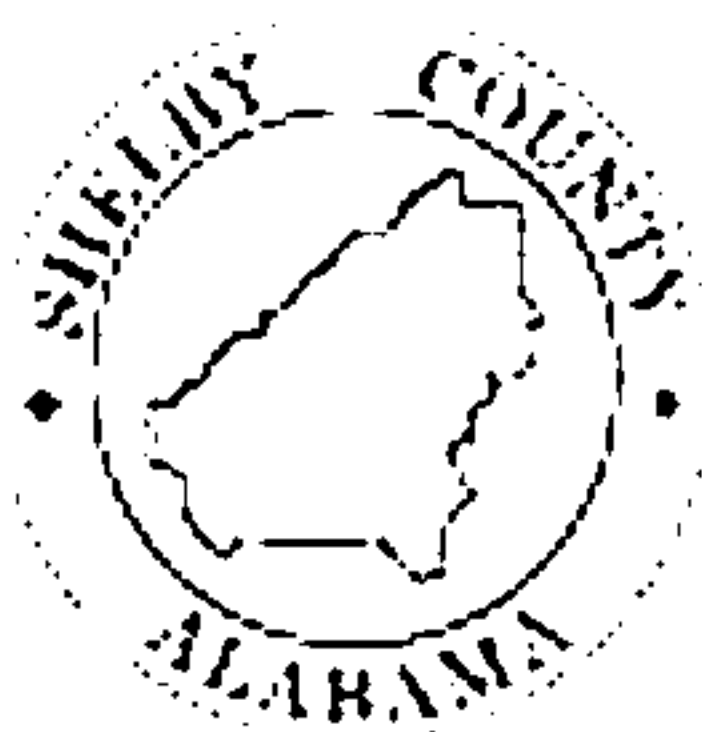
July 28, 2027



EXHIBIT A

Property 1:

Lot 62-A, according to the Resurvey of Lots 46 through 62 of Willow Creek, Phase One, and Part of the SW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, as recorded in Map Book 9, Page 95, 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
05/15/2024 02:07:17 PM
\$63.00 CHARITY
20240515000144050
General Warranty Deed - Individual (AL)

Allen S. Bayl