

Send Tax Notice to:
Emma C. Tucker and Matthew
Tucker
132 Kentwood Lane
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-3110**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)** 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

Robert H. Ragan, an unmarried man, and Sarah D. Stephens, Formerly Known As Sarah Ragan, and Nathan B. Stephens, wife and husband (herein referred to as “Grantor,” whether one or more), whose mailing address is

209 Forest Village Lane, Alabaster, AL 35007

by **Emma C. Tucker and Matthew Tucker** (herein referred to as “Grantee,” whether one or more), whose mailing address is

132 Kentwood Lane, Alabaster, AL 35007

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 property, which has a mailing address of **132 Kentwood Lane, 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.

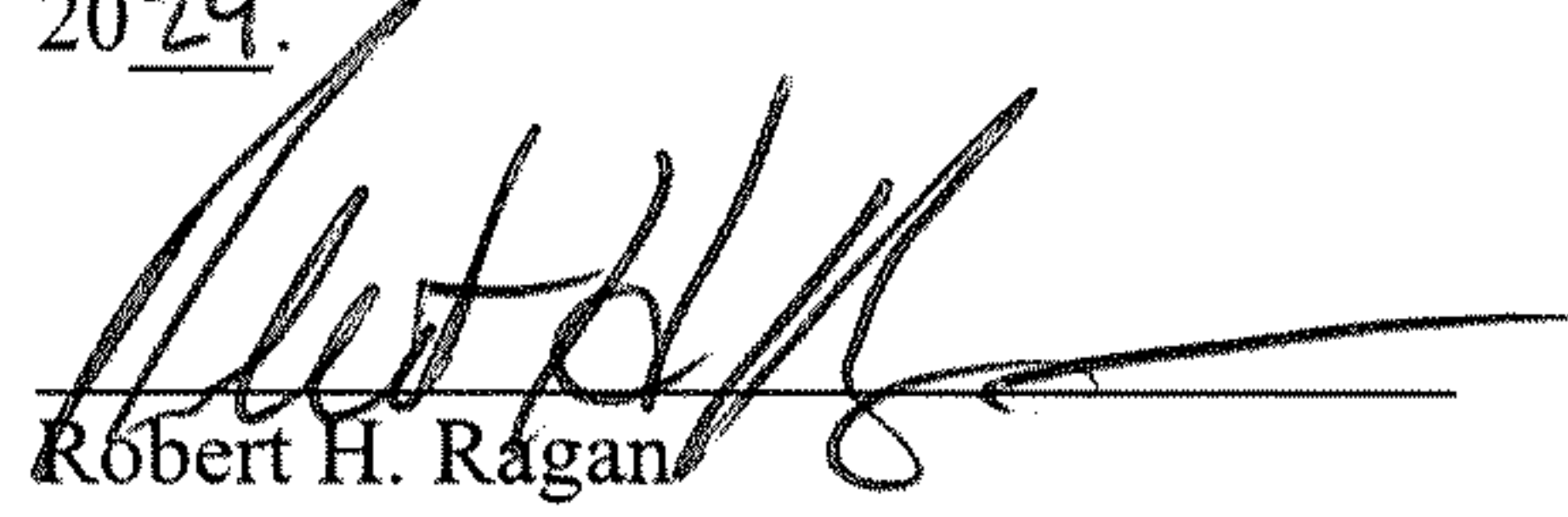
MINING AND MINERAL RIGHTS EXCEPTED.

\$252,000.00 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.

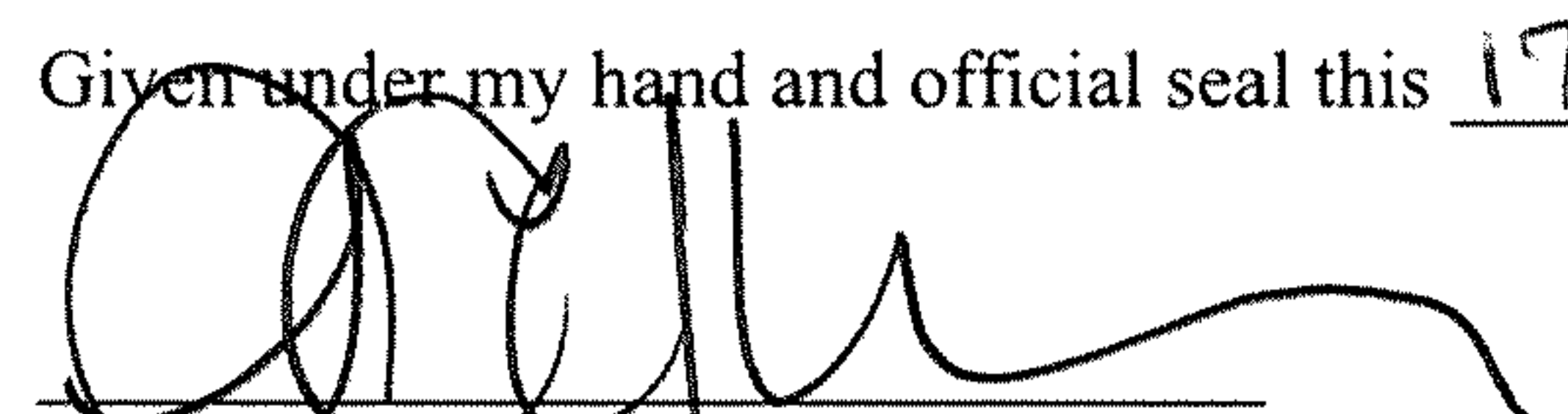
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17 day of May, 2024.

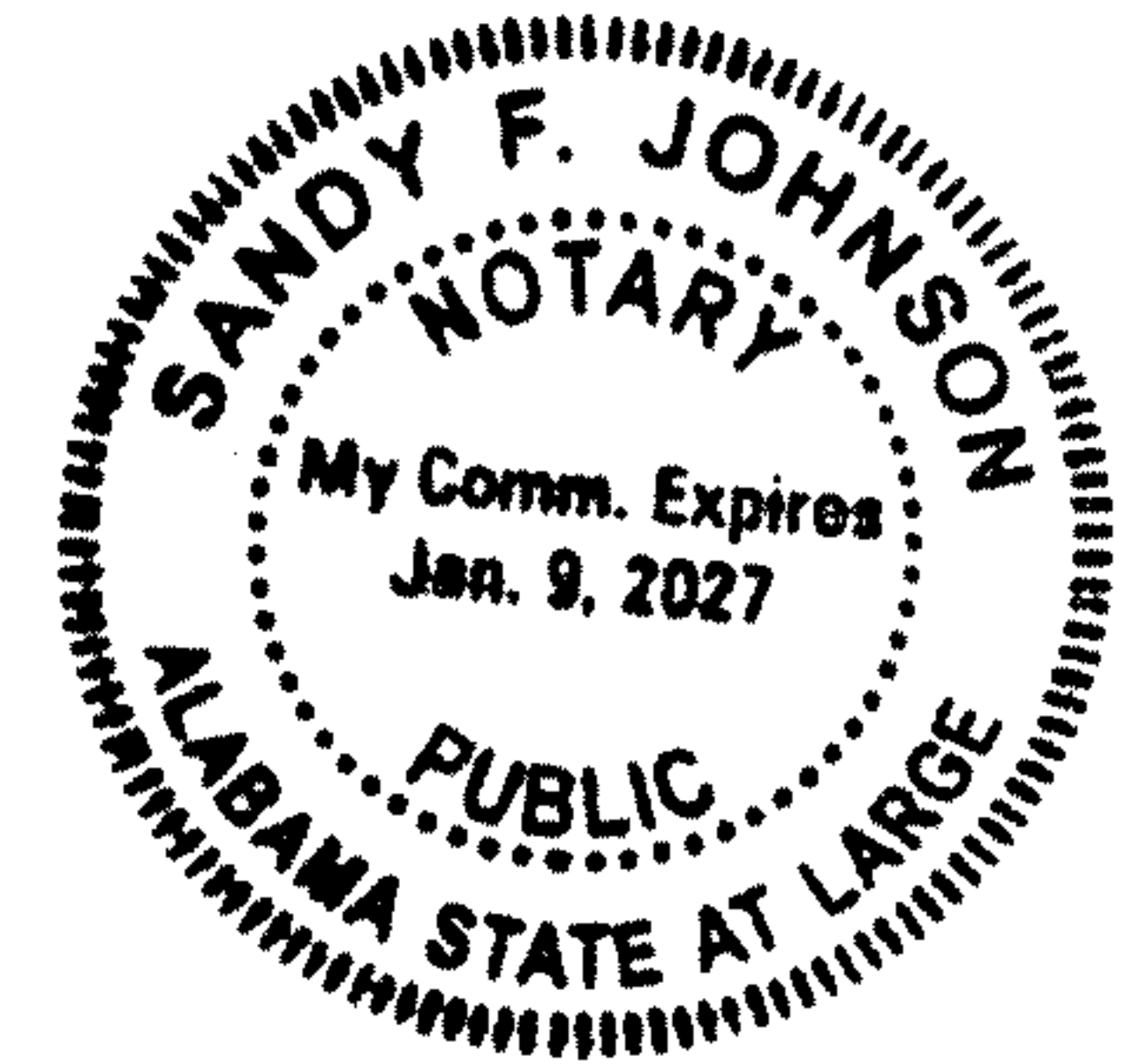

Robert H. Ragan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert H. Ragan, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of May, 2024.

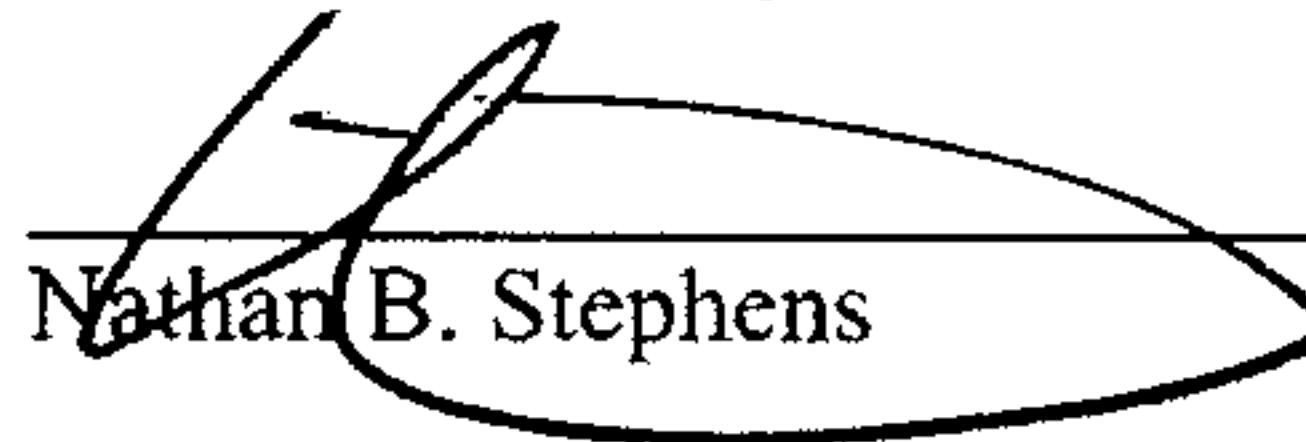

Notary Public
My Commission Expires: 01/09/2027



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14 day of May, 2024



Sarah D. Stephens



Nathan B. Stephens

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sarah D. Stephens and Nathan B. Stephens whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May, 2024.



Notary Public
My Commission Expires 8/17/2028

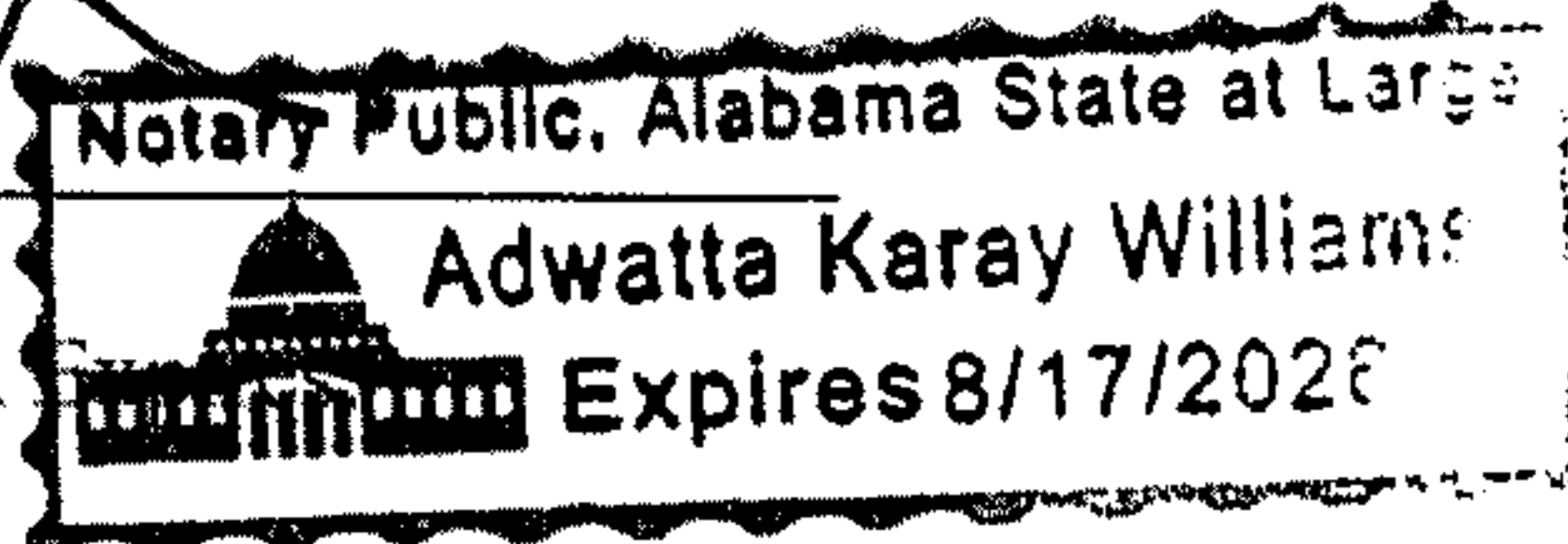

Notary Public, Alabama State at Large
Adwatta Karay Williams
Expires 8/17/2028

EXHIBIT A

Property 1:

Lot 58, according to the Survey of Kentwood First Addition, as recorded in Map Book 17, Page 75, and refiled in Map Book 19, Page 75, 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
05/23/2024 11:19:55 AM
\$348.00 BRITTANI
20240523000153570

Allen S. Bayl