

Send Tax Notice to:
Jennifer Braswell Robbins and Jon
Robbins

325 Willow Glen Ct
Alabaster AL 35007

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

File: BHM-24-2231ia

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVENTY THOUSAND AND 00/100 (\$70,000.00)** 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
Solid Ground Sales, LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

701 South Howard Avenue, Suite 106-328, Tampa, FL 33606

by **Jennifer Braswell Robbins and Jon Robbins (herein referred to as "Grantee," whether one or more),** whose mailing address is

325 Willow Glen Court, Alabaster, AL 35007

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 **413 & 417 Willow Glen Drive, 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.

\$0.00 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

Solid Ground Sales, LLC, a Delaware Limited Liability Company

By: [Signature]
John Tiffin, Managing Member

State of Florida
County of Manatee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Tiffin**, whose name(s) as **Managing Member(s)** of **Solid Ground Sales, LLC**, a/an **Delaware** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Solid Ground Sales, LLC**, on the day the same bears date.

Given under my hand and official seal this 9 day of MAY, 2024.

[Signature]

Notary Public

ANN COICAN

Printed Name

My Commission Expires: 3/19/28

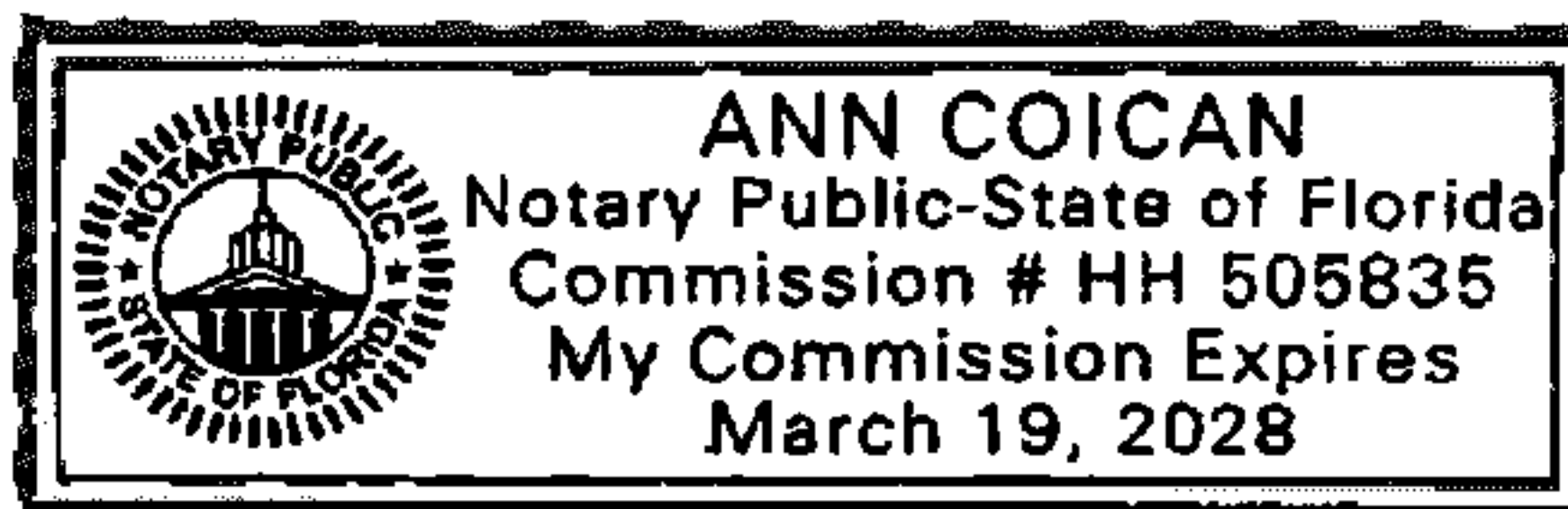


EXHIBIT A

Property 1:

Lot 19 and Lot 20, Block 4, according to the Survey of Willow Glen, First Sector as recorded in Map Book 7, page 101 in the Probate Office of, Shelby County, Alabama,

Parcel #23 5 22 0 001 051.015 and 23-5-22-0-001-051.002



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2024 02:30:39 PM
\$98.00 BRITTANI
20240528000157770

Allen S. Bayl