

Send Tax Notice to:
Nickey Peter Fortunis and Rendy S.
Fortunis
201 Perthshire Cove
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-3903**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY FOUR THOUSAND AND 00/100 (\$334,000.00) 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 **Nicola Ann Fendley, Formerly Known As Nicola Ann Sprague and Casey Martin Fendley, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is 15835 Jackson Lane, Athens, AL 35613

by **Nickey Peter Fortunis and Rendy S. Fortunis (herein referred to as "Grantee," whether one or more)**, whose mailing address is 201 Perthshire Cove, Pelham, AL 35124

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 **201 Perthshire Cove, Pelham, AL 35124**, 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.

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 03 day of June, 2024.

N. Fendley
Nicola Ann Fendley

Casey Fendley
Casey Martin Fendley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Nicola Ann Fendley and Casey Martin Fendley 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 03 day of June, 2024.

C. Dailey
Notary Public

My Commission Expires: 05/02/2026

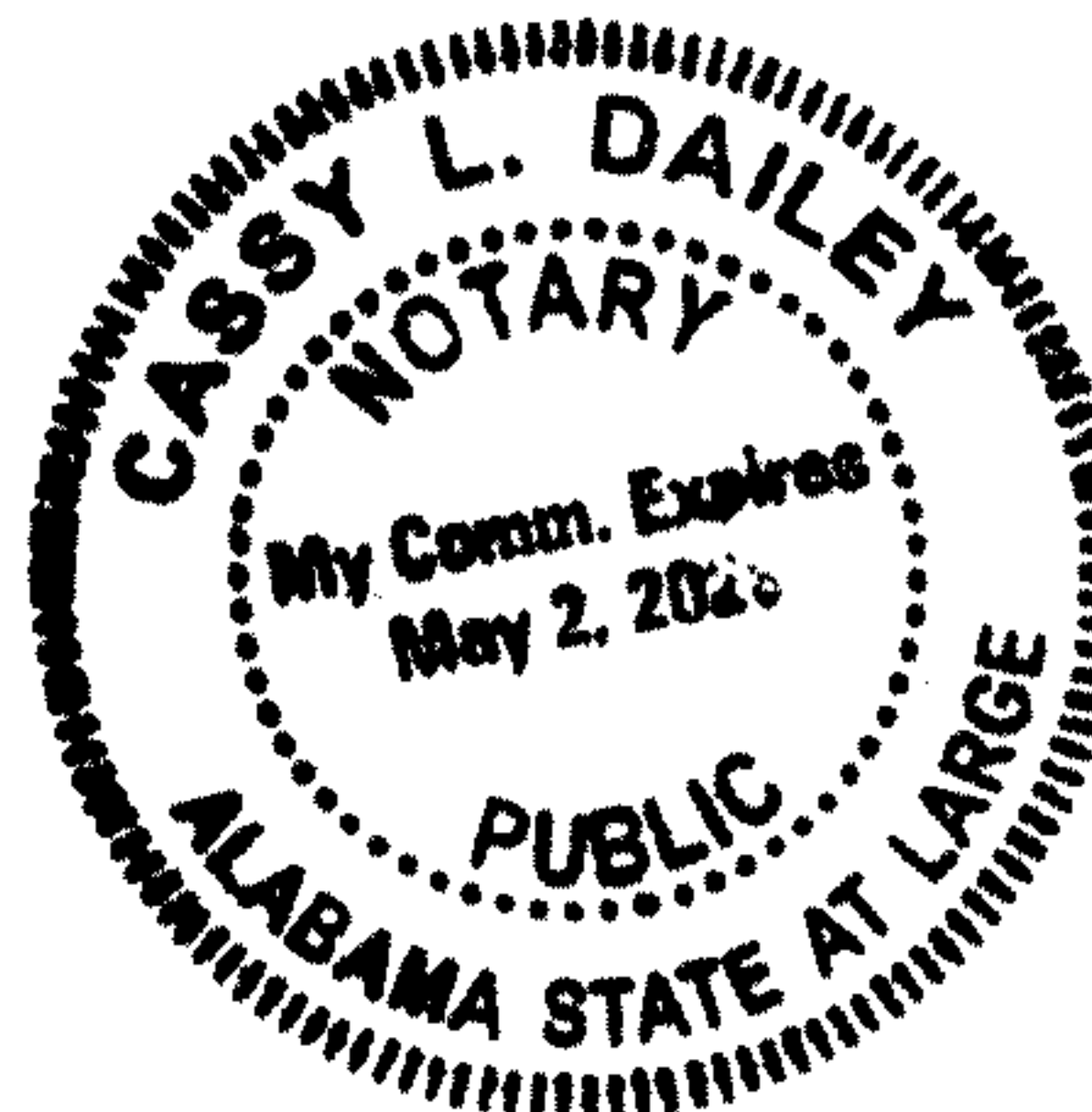


EXHIBIT A

Property 1:

Lot 1807, according to the Final Plat of Perthshire at Ballantrae, Phase 1, as recorded in Map Book 40, Page 91, 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
06/04/2024 11:45:15 AM
\$362.00 PAYGE
20240604000166110

Allie S. Bayl