

SEND TAX NOTICE TO:

Roshal L. Anglin
394 Knightsbridge
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED EIGHTY THOUSAND AND 00/100 (\$380,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gregory B. Toomer, a married man, and Barbara A. Toomer, an unmarried woman**, whose address is 821 Salem Ave. SW, Apt. #5, Roanoke, VA 24016 (hereinafter "Grantor", whether one or more), by **Roshal L. Anglin**, whose address is 394 Knightsbridge, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Roshal L. Anglin**, the following described real estate situated in Shelby County, Alabama, **the address of which is 394 Knightsbridge, Alabaster, AL 35007 to-wit:**

Lot 38, according to the survey of Sterling Gate, Sector 3, Phase 3, as recorded in Map Book 29, page 147, in the Probate Office of Shelby County, Alabama.

Barbara A. Toomer is one and the same person as Barbara Adams Toomer.

The subject property conveyed herein does not constitute the homestead of the Grantor, Gregory B. Toomer, nor the homestead of his respective spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$373,117.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

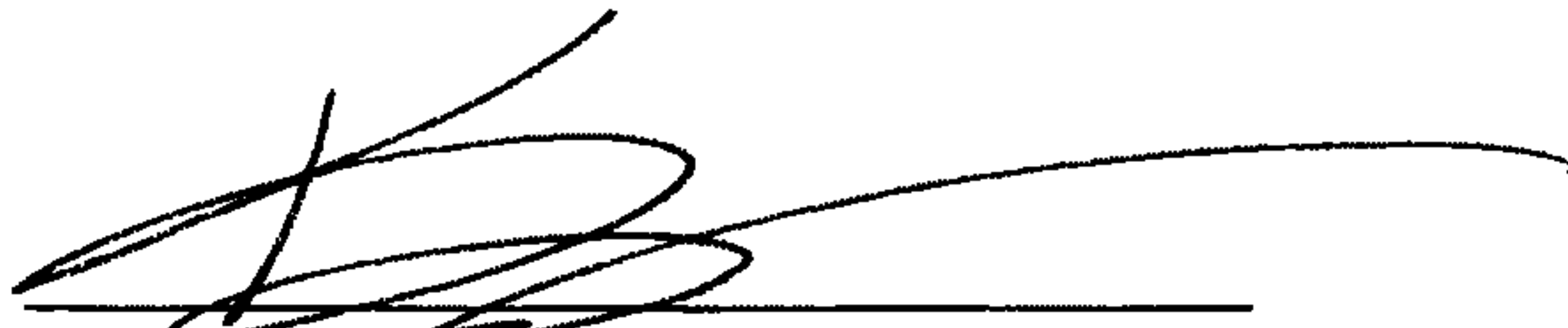
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of June, 2024.


Gregory B. Toomer

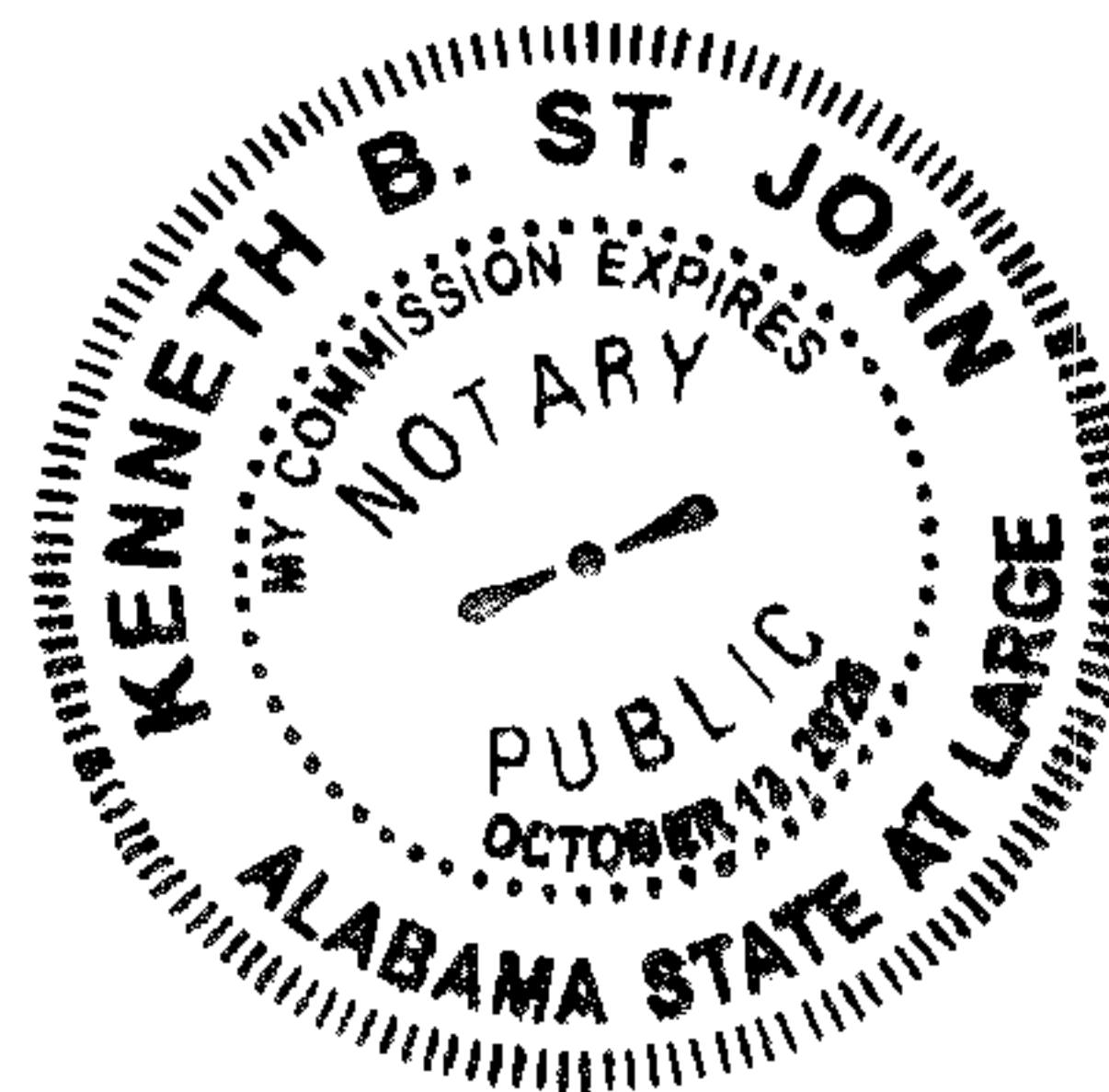
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gregory B. Toomer, 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 3rd day of June, 2024.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of May, 2024.

. BARBARA A TOOMER BY
[Signature] Her ATTORNEY-IN-FACT

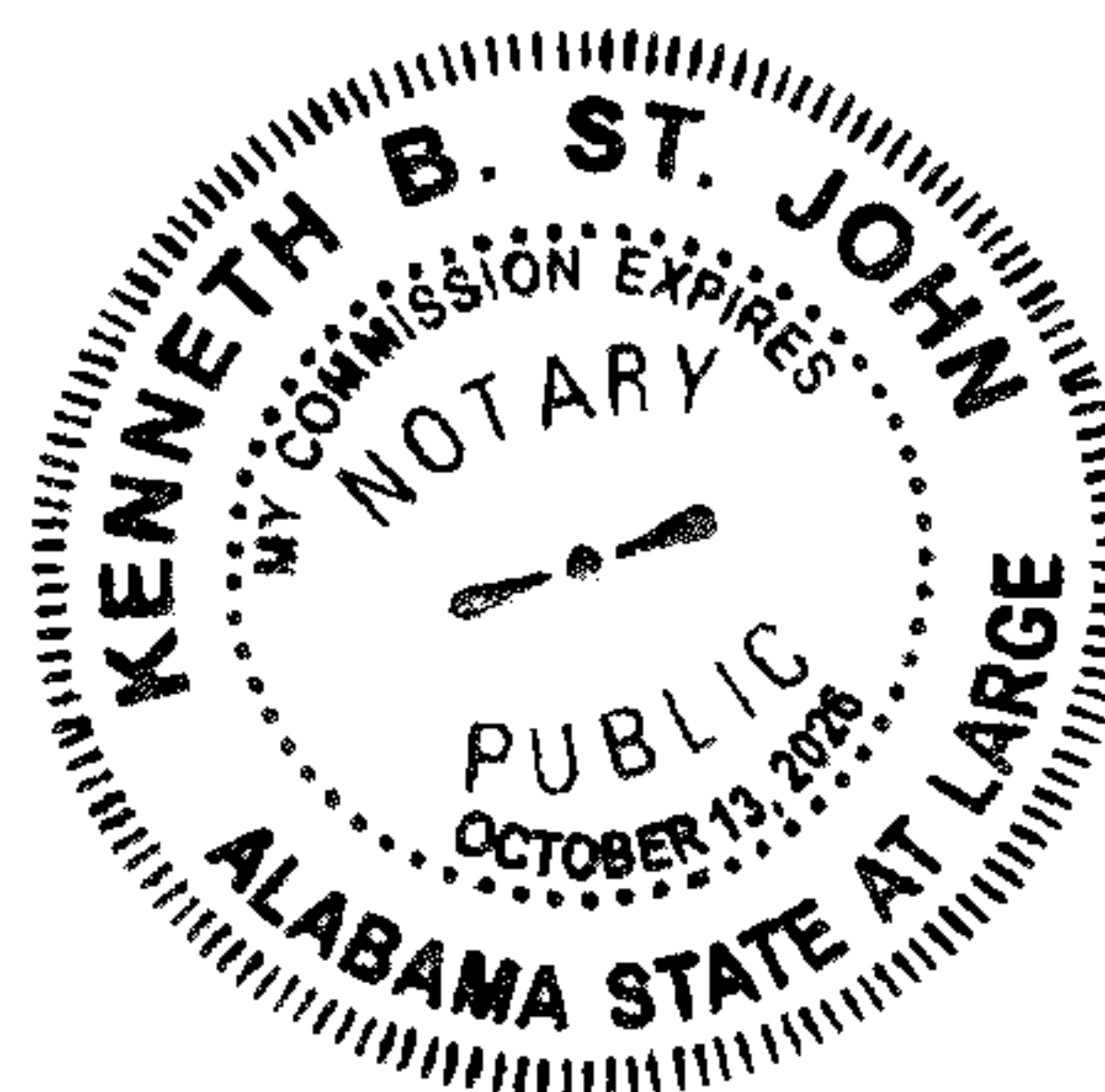
**Barbara A. Toomer by Jamar Johnson,
her Attorney-In-Fact**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamar Johnson, whose name as Attorney-In-Fact for Barbara A. Toomer, 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, in his capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2024.

[Signature]
Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 11:45:21 AM
\$36.00 JOANN
20240604000166150

[Signature]