

Send Tax Notice to:

Mary H. Clark

2012 Blue Heron Circle
Birmingham, AL 35242

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-4195

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED AND FIFTY THOUSAND AND 00/100 (\$150,000.00)** 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 **Peter A. O'Brien, an unmarried person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

2738 CRESCENT HILL DR NE, CORYDON IN 47112

by **Mary H. Clark (herein referred to as "Grantee"),** whose mailing address is

2012 Blue Heron Circle, Birmingham, AL 35242

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 **227 Twin Oaks Way, Chelsea, AL 35043,** 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.

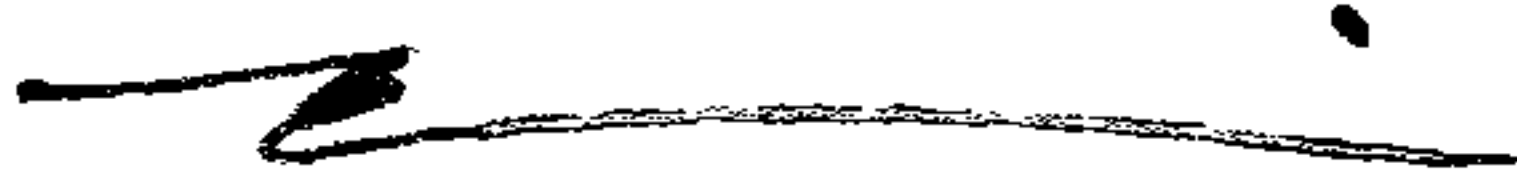
THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR OPINION OF TITLE. PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE CONTENTS WITHIN THIS INSTRUMENT

Pursuant to that certain divorce decree at Case No. 58-DR-2013-900823.00 between Mary H. O'Brien and Peter A. O'Brien.

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 3 day of JUNE, 2024.



Peter A. O'Brien

STATE OF Indiana
COUNTY OF Harrison

I, the undersigned Notary Public in and for said County and State, hereby certify that Peter A. O'Brien 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 3 day of June, 2024.

Danielle Owens
Notary Public
My Commission Expires: 06/27/2026

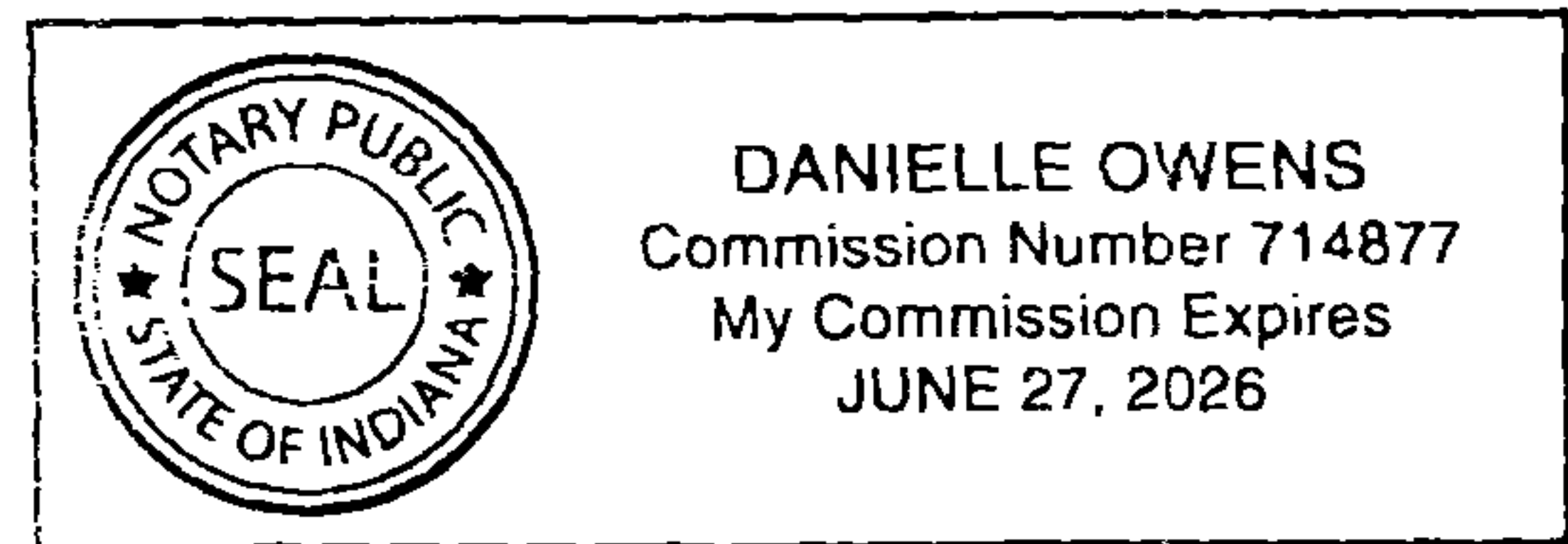


EXHIBIT A

Property 1:

Lot 7, according to the Survey of Twin Oaks, as recorded in Map Book 22, page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2024 01:31:22 PM
\$178.00 BRITTANI
20240605000167630

Brittani S. Bayl