

Send Tax Notice to:
Jamie H. DuPriest and Ricky L.
DuPriest

104 Big Oak Circle
Alabaster, AL 35114

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

File: **BHM-24-3784**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00) 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 **Danny W. Summers, an unmarried person, and Michelle M. Summers, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

4015 Wescott Circle, Moody, AL 35004

by **Jamie H. DuPriest and Ricky L. DuPriest (herein referred to as "Grantee," whether one or more)**, whose mailing address is

131 Silverstone 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 **104 Big Oak Circle, Alabaster, AL 35114**, 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.

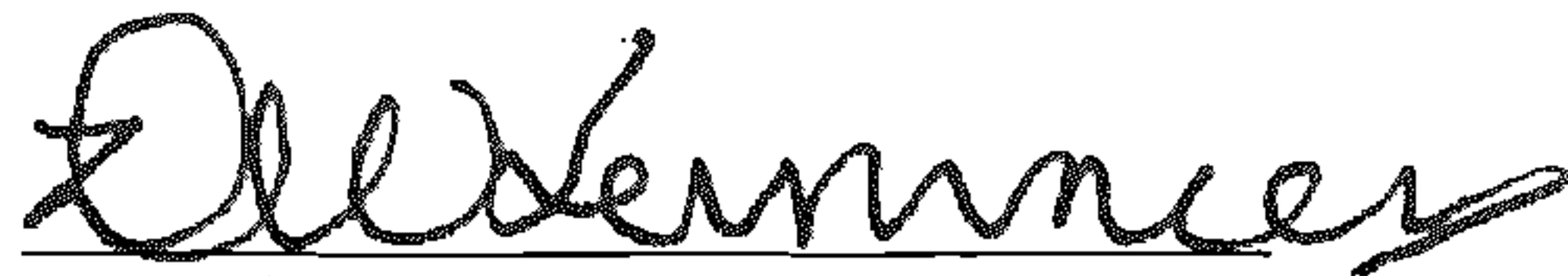
MINING AND MINERAL RIGHTS EXCEPTED.

\$400,000.00 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 10 day of June, 2024



Danny W. Summers



Michelle M. Summers

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Danny W. Summers and Michelle M. Summers 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 10 day of June, 2024.

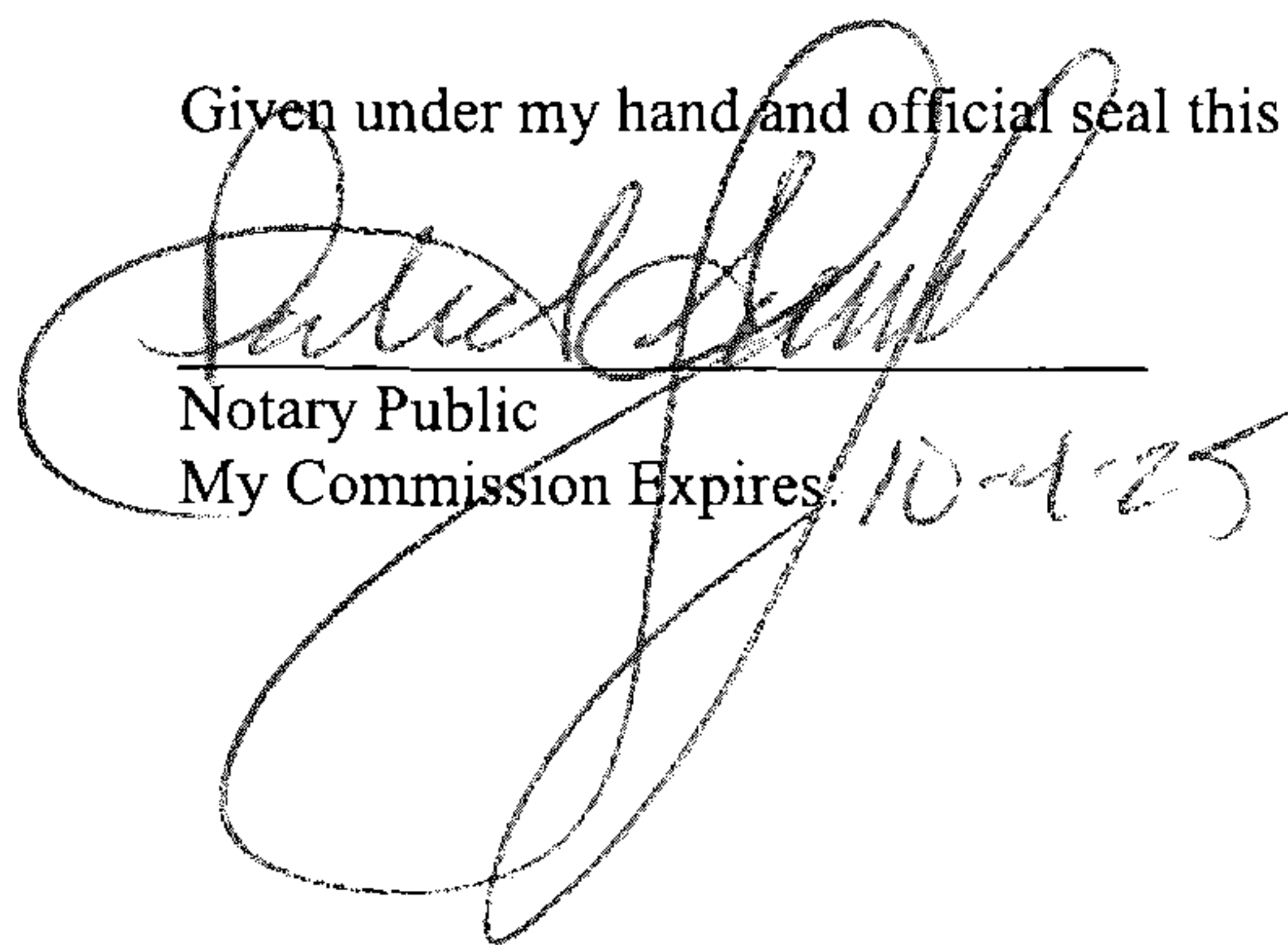

Notary Public
My Commission Expires 10-4-25



EXHIBIT A

Property 1:

A parcel of land situated In the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows:

Commence at the NW corner of the NW 1/4 of SW 1/4 of Section 15 and run North 89 degrees 43 minutes 56 seconds East along the North boundary of said 1/4 - 1/4 section for 1030.02 feet to the point or beginning; thence continue along previous course for 210.02 feet; thence South 16 degrees 04 minutes 50 seconds West for 658.35 feet to the North boundary of Red Oak Drive; thence South 89 degrees 45 minutes 15 seconds West along said North boundary for 212.00 feet; thence North 16 degrees 14 minutes 52 second East for 658.83 feet to the point of beginning; being situated In Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2024 11:31:14 AM
\$78.00 BRITTANI
20240612000174710

Allen S. Bayal