

Send Tax Notice to:
Ian Ralph Samlowski and Allison
Bradford Sloan

112 Highview Cove
Pelham, AL 35124

File: **BHM-24-4279**

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

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$232,500.00)** 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 **Adrien Donald Smith, Jr., Trustee of The Adrien Donald Smith, Jr. Trust dated December 8, 2022, and Amanda Marie Smith, a single person (herein referred to as "Grantor," whether one or more),** whose mailing address is

116 Morris Cir Trussville, AL 35173

by **Ian Ralph Samlowski and Allison Bradford Sloan (herein referred to as "Grantee," whether one or more),** whose mailing address is

112 Highview Cove Pelham, AL 35124

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 **112 Highview 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.

\$209,250.00 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 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 13 day of June, 2024.

The Adrien Donald Smith, Jr. Trust dated December 8, 2022

By:

Adrien Donald Smith, Jr.
Adrien Donald Smith, Jr., Trustee

State of Alabama
County of Jefferson

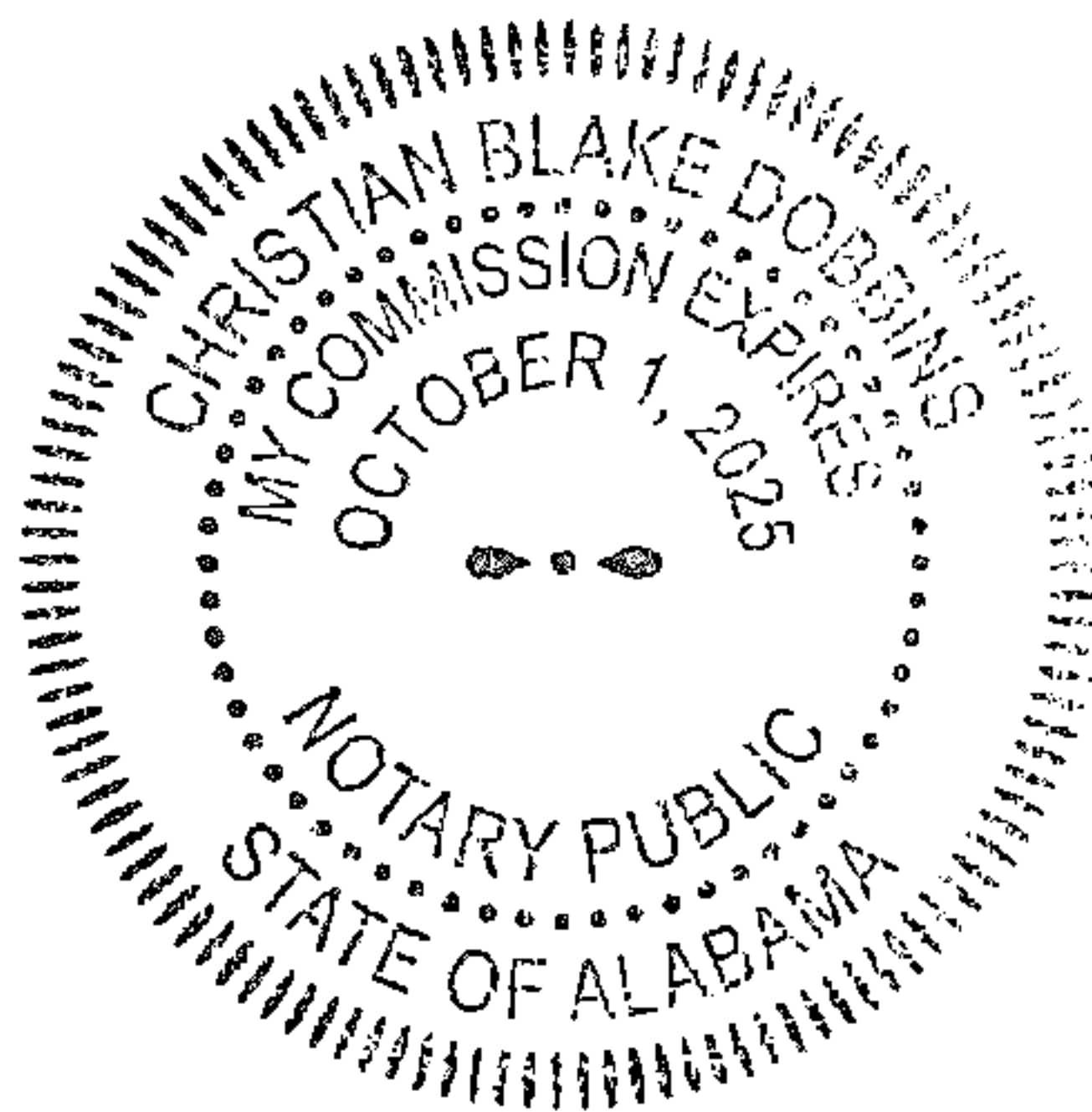
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Adrien Donald Smith Jr.**, whose name(s) as **Trustee(s)** of **The Adrien Donald Smith, Jr. Trust**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **The Adrien Donald Smith, Jr. Trust**, on the day the same bears date.

Given under my hand and official seal this 13 day of June, 2024.

Notary Public

Printed Name

My Commission Expires:



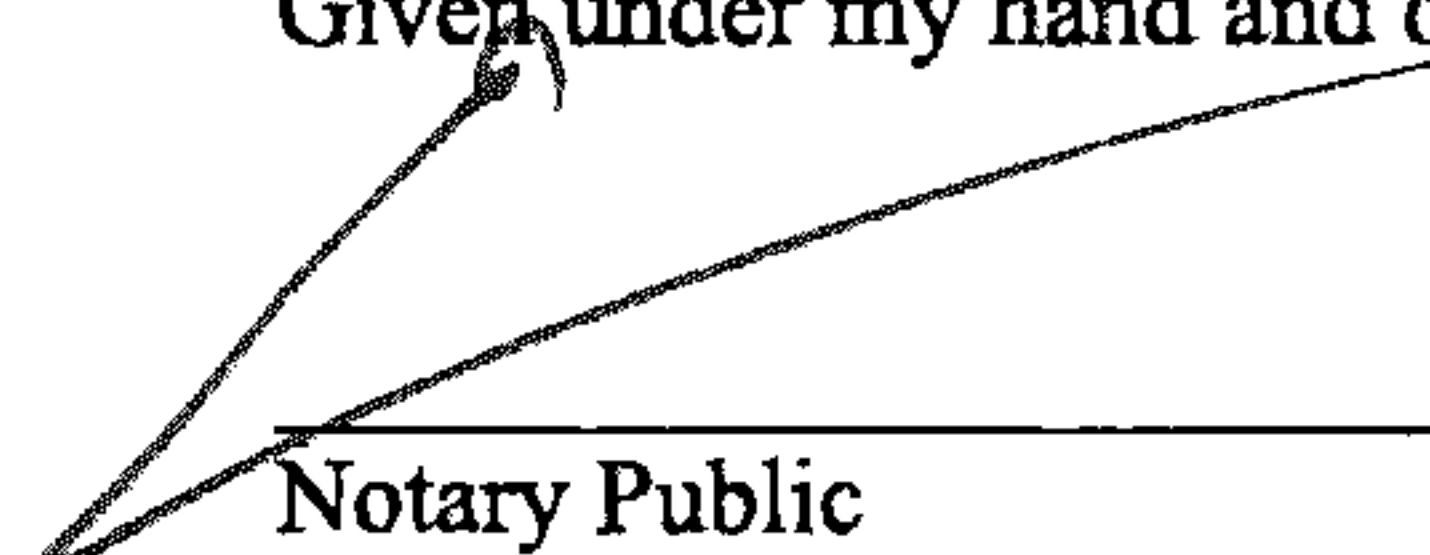
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of June, 2024.


Amanda Marie Smith

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda Marie Smith** whose name(s), is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of June, 2024.



Notary Public

Printed Name
My Commission Expires:

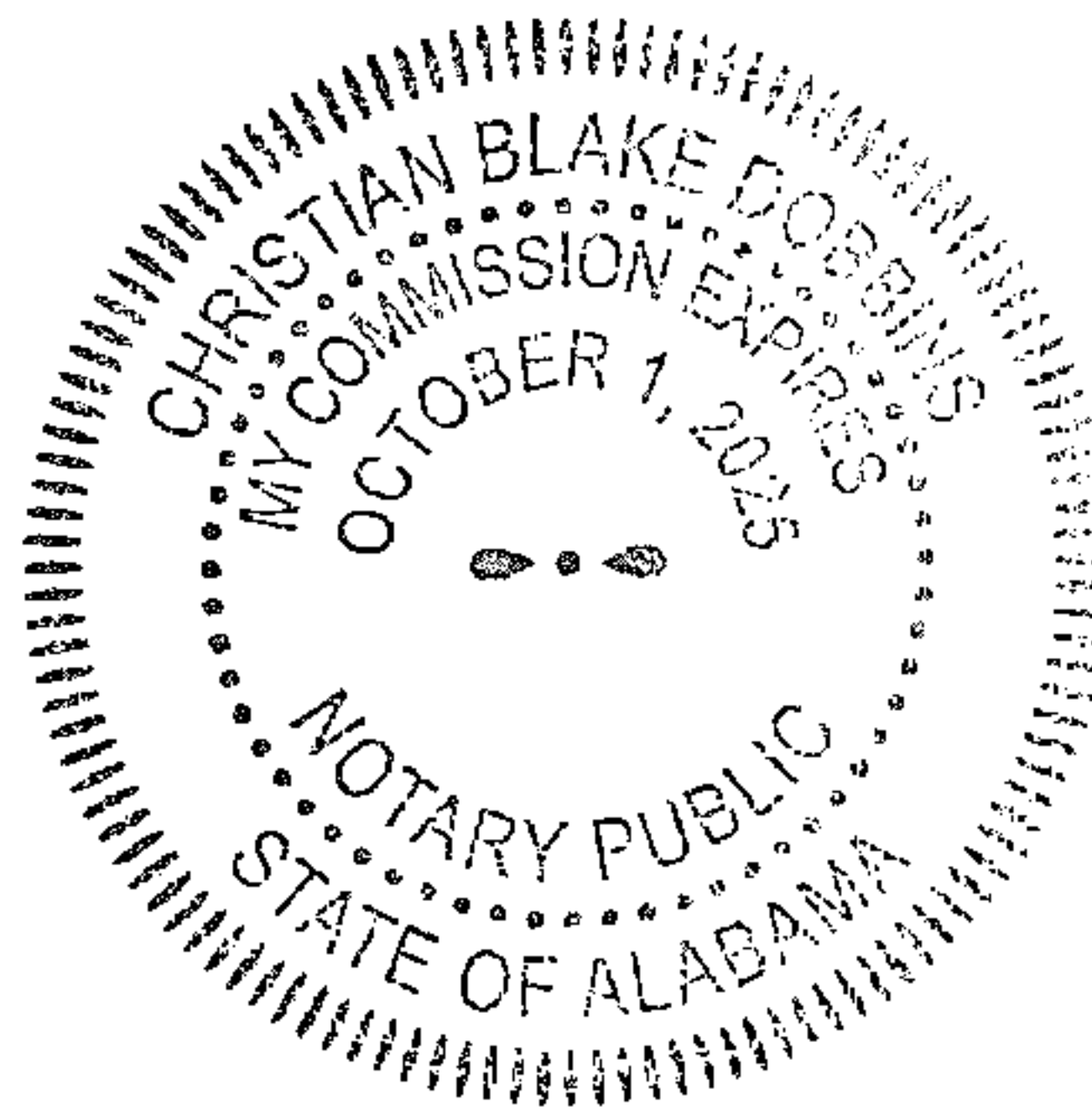
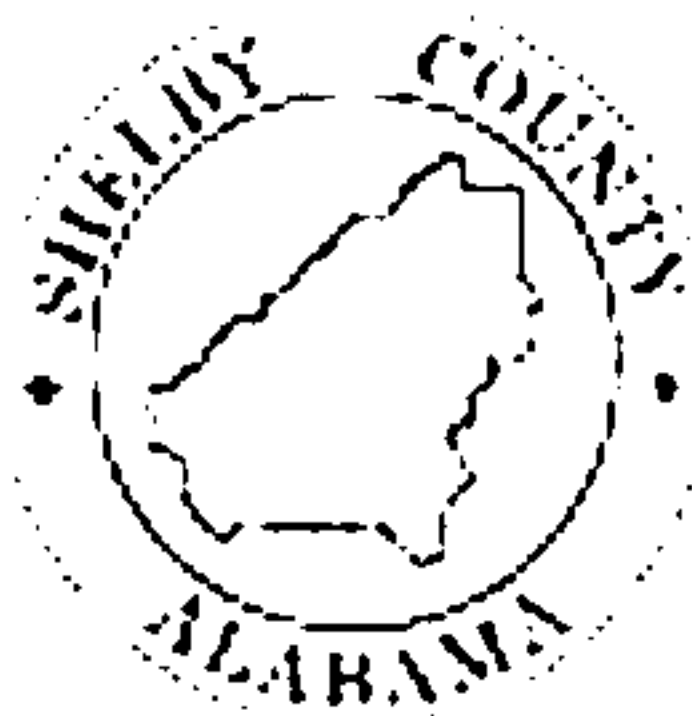


EXHIBIT A

Property 1:

Lot 185, according to the Final Plat of High Ridge Village, Phase 7, as recorded in Map Book 31, Page 39, 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
06/18/2024 02:27:01 PM
\$55.50 JOANN
20240618000183240

Allen S. Beal