

Send Tax Notice to:
Scott S. Marine
171 Enclave Ave
Calera, AL 35040

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

File: **PEL-24-3703**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** 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

Gary A. Beecher and Lyndsey Lee Ann Beecher, formerly known as Lyndsey Bowden, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

1076 Wishford Circle, Helena, AL 35080

by **Scott S. Marine (herein referred to as "Grantee"),** whose mailing address is

171 Enclave Avenue, Calera, AL 35040

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 **171 Enclave Ave, Calera, AL 35040-3726,** 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.

\$211,105.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 1st day of July, 2024.

Gary A Beecher
Gary A. Beecher

Lyndsey Lee Ann Beecher
Lyndsey Lee Ann Beecher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gary A. Beecher and Lyndsey Lee Ann Beecher 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 1st day of July, 2024.

Cassy L Dailey
Notary Public

My Commission Expires: 05/02/2026

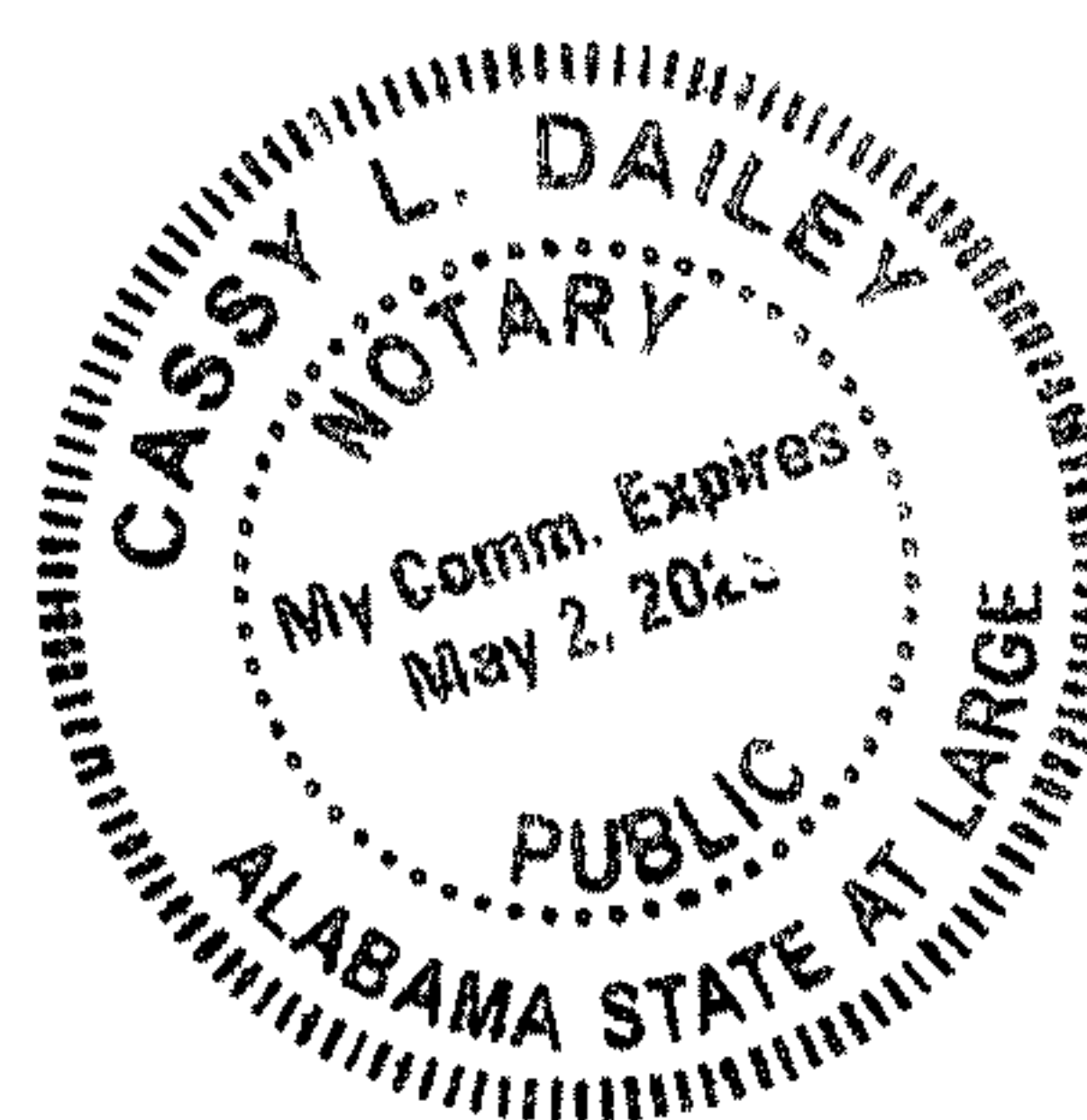


EXHIBIT A**Property 1:**

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East, St. Stephens Meridian, Shelby County, Alabama, said parcel also known as Lot 24 according to The Enclave, Phase I, as recorded in Map Book 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the northernmost corner of Lot 24 according to The Enclave, Phase I, as recorded in Map 38, Page 1, in the Office of the Judge of Probate, Shelby County, Alabama, and run South 25° 19' 51" East along the northeasterly line of said Lot 24 for a distance of 60.00 feet; thence leaving said northeasterly line run South 61° 13' 20" West along the common line of Lots 24 and 23 for a distance of 95.37 feet (plat 114.44 feet) to the northeasterly right-of-way line of Enclave Avenue (right-of-way width: 50 feet) and to a non-tangent curve to the right having a central angle 11° 51' 46", a radius of 225.00 feet and a chord bearing North 31° 15' 41" West for a distance of 46.50 feet; thence leaving said common line running a northwesterly direction along said-right-of-way line and along the arc of said curve for a distance of 46.59 feet; thence run North 25° 19' 51" West along said right-of-way line for a distance of 19.47 feet; thence leaving said right-of-way line run North 64° 40' 09" East for a distance of 100.00 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 09:55:42 AM
\$33.00 PAYGE
20240702000199110

Allen S. Bayl