

Send Tax Notice to:

Sibyl Chappell

8225 Wynwood Drive
Helena, AL 35080

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-4952

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00)** 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

Latoria Greenhill, an unmarried person, and Andrea Early, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

8225 Wynwood Dr, Helena, AK 35080

by **Sibyl Chappell, (herein referred to as "Grantee"),** whose mailing address is

8225 Wynwood Dr., Helena, AL 35080

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 **8225 Wynwood Dr., Helena, AL 35080,**

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.

\$230,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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 8th day of July, 2024

Latoria Greenhill by Alonzo Greenhill Attorney In fact
Latoria Greenhill by Alonzo Greenhill, Attorney-In-Fact

[Signature]
Andrea Early

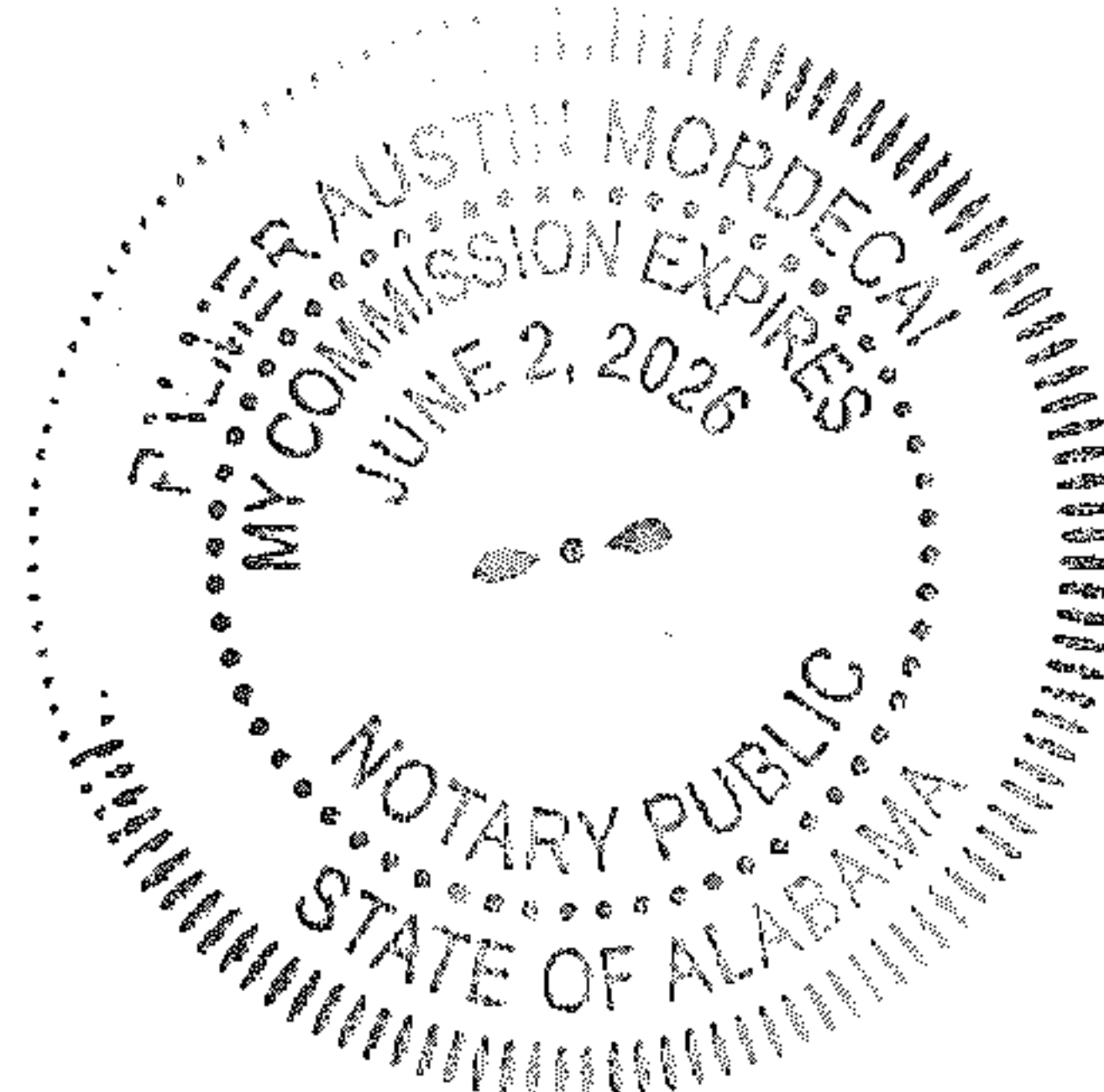
State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Alonzo Greenhill**, whose name is signed as Attorney in Fact for **Latoria Greenhill** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of July, A. D. 2024.

[Signature]
Notary Public

Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Andrea Early**, 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of July, A. D. 2024.

[Signature]
Notary Public

Printed Name
My Commission Expires:

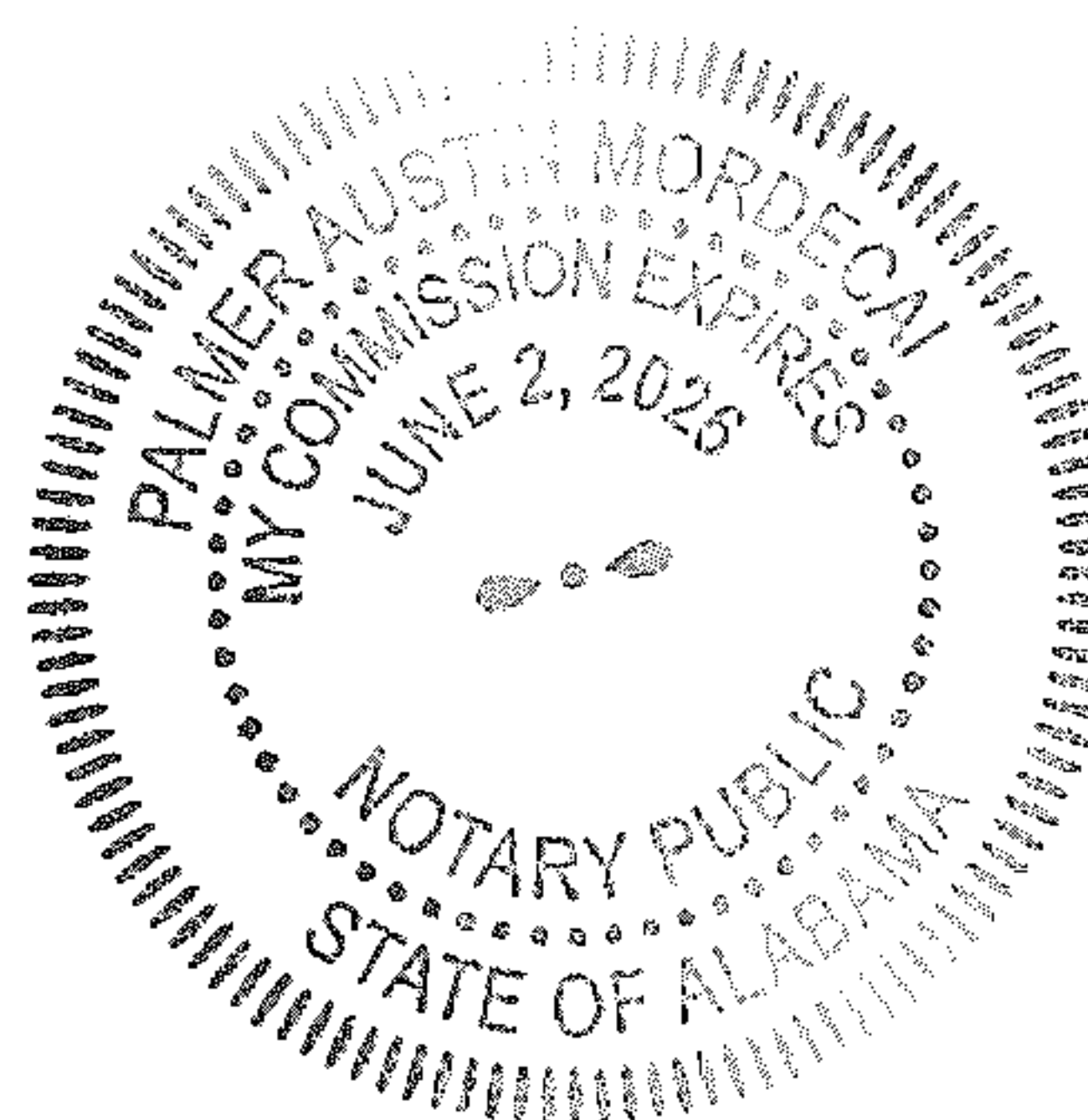


EXHIBIT A

Property 1:

Lot 332, according to the Survey of Wyndham, Wynwood Sector, as recorded in Map Book 23, Page 37, 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
07/10/2024 08:11:52 AM
\$168.00 BRITTANI
20240710000207760
General Warranty Deed – POA (AL)

Allen S. Bayl