

Send Tax Notice to:  
Gregory Wayne Cain and Brenda  
Cain

4854 Highway 71  
Shelby, AL 35143

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

File: BHM-24-4831

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SEVENTY NINE THOUSAND AND 00/100 (\$379,000.00)** 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

**Woodford S. Quinn, III and Kelly M. Quinn, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

PO Box 224, Saginaw, AL 35137

by **Gregory Wayne Cain and Brenda Cain (herein referred to as "Grantee," whether one or more),** whose mailing address is

4854 Highway 71, Shelby, AL 35143

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 **4854 Highway 71, Shelby, AL 35143**, 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.

**\$327,787.00 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 8<sup>th</sup> day of July, 2024

Woodford S. Quinn, III

Kelly M. Quinn

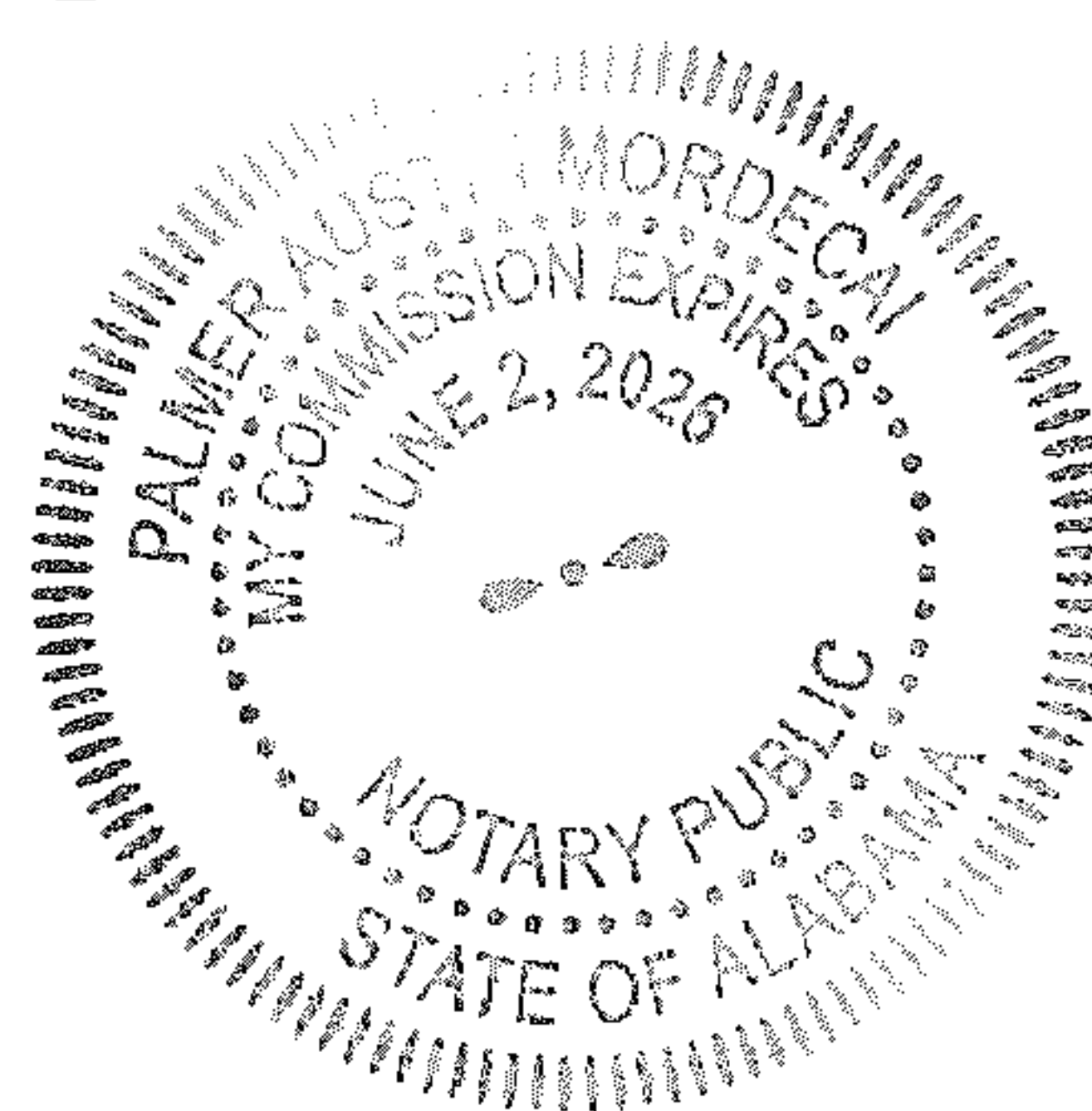
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Woodford S. Quinn, III and Kelly M. Quinn 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 8<sup>th</sup> day of July, 2024.

Notary Public

My Commission Expires:



**EXHIBIT A**

Property 1:

LOT 4, OWEN'S COVE, A SINGLE FAMILY RESIDENTIAL SUBDIVISION, SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 15 EAST, AS RECORDED IN MAP BOOK 34, PAGE 38, IN THEN PROBATE OFFICE, SHELBY COUNTY, ALABAMA.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/16/2024 11:31:28 AM**  
**\$79.50 BRITTANI**  
**20240716000215920**  
General Warranty Deed - JTROS (AL)

*Allen S. Bayl*