

Send Tax Notice to:
Jack L. Bailey, Jr. and Joanne Y.
Bailey
182 River Valley Rd
Helena, AL 35080

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

File: PEL-24-4749

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED TWO THOUSAND AND 00/100 (\$502,000.00)** 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

Ellis D. Bingham, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

555 Lovelady Ln., Lawley, AL 36793

by **Jack L. Bailey, Jr. and Joanne Y. Bailey (herein referred to as "Grantee," whether one or more),** whose mailing address is

182 River Valley Rd., Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **182 River Valley Rd, 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.

\$401,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

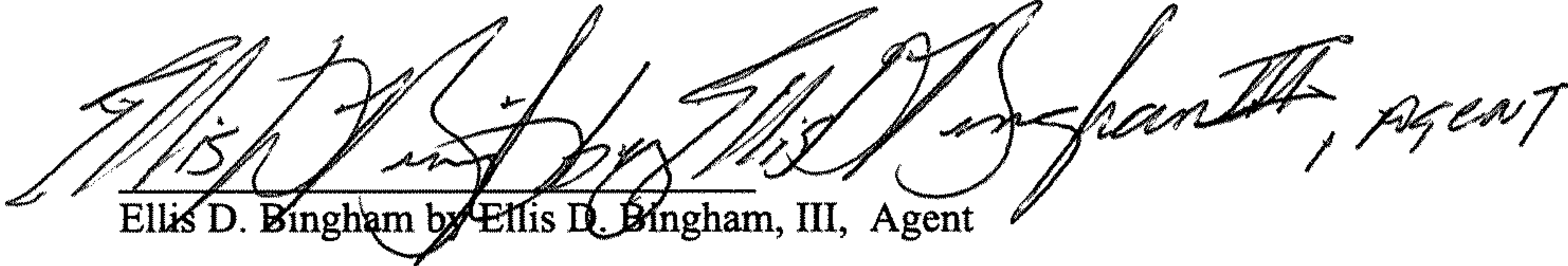
Ellis D. Bingham, the grantee in deed recorded in Instrument No. 20041217000690410, is one and the same person as Ellis D. Bingham, II.

Ellis D. Bingham is the surviving grantee of that certain Deed recorded in Instrument No. 20041217000690410. The other grantee, Ethel J. Bingham, having died on or about 6/23/2007.

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.

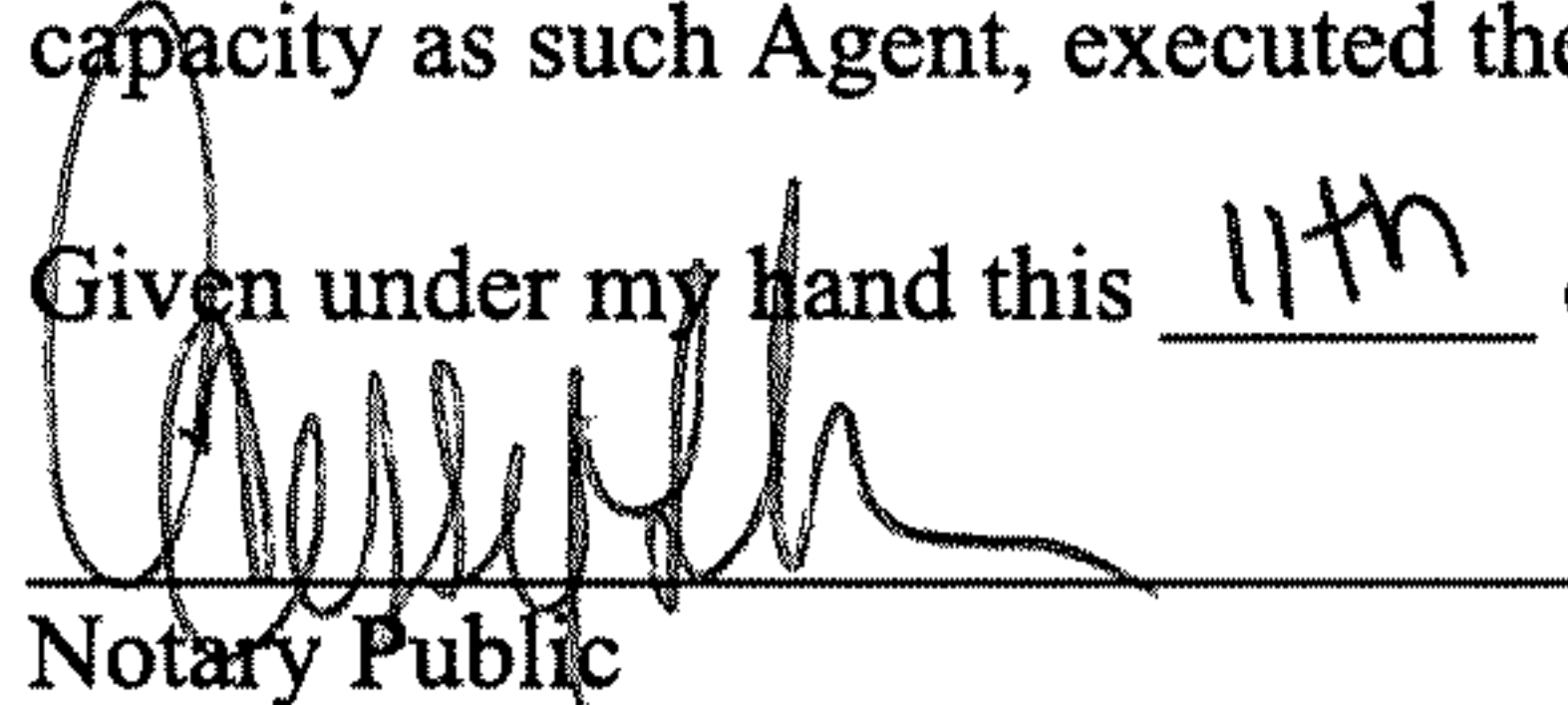
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11th day of July, 2024.


Ellis D. Bingham by Ellis D. Bingham, III, Agent

State of Alabama
County of Shelby

I, CASSY L. DAILEY, a Notary Public, hereby certify that **Ellis D. Bingham, III**, whose name(s) is signed as Agent for **Ellis D. Bingham** 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 Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of July, A. D. 2024.


Notary Public

CASSY L. DAILEY
Printed Name

My Commission Expires: 05/02/2026

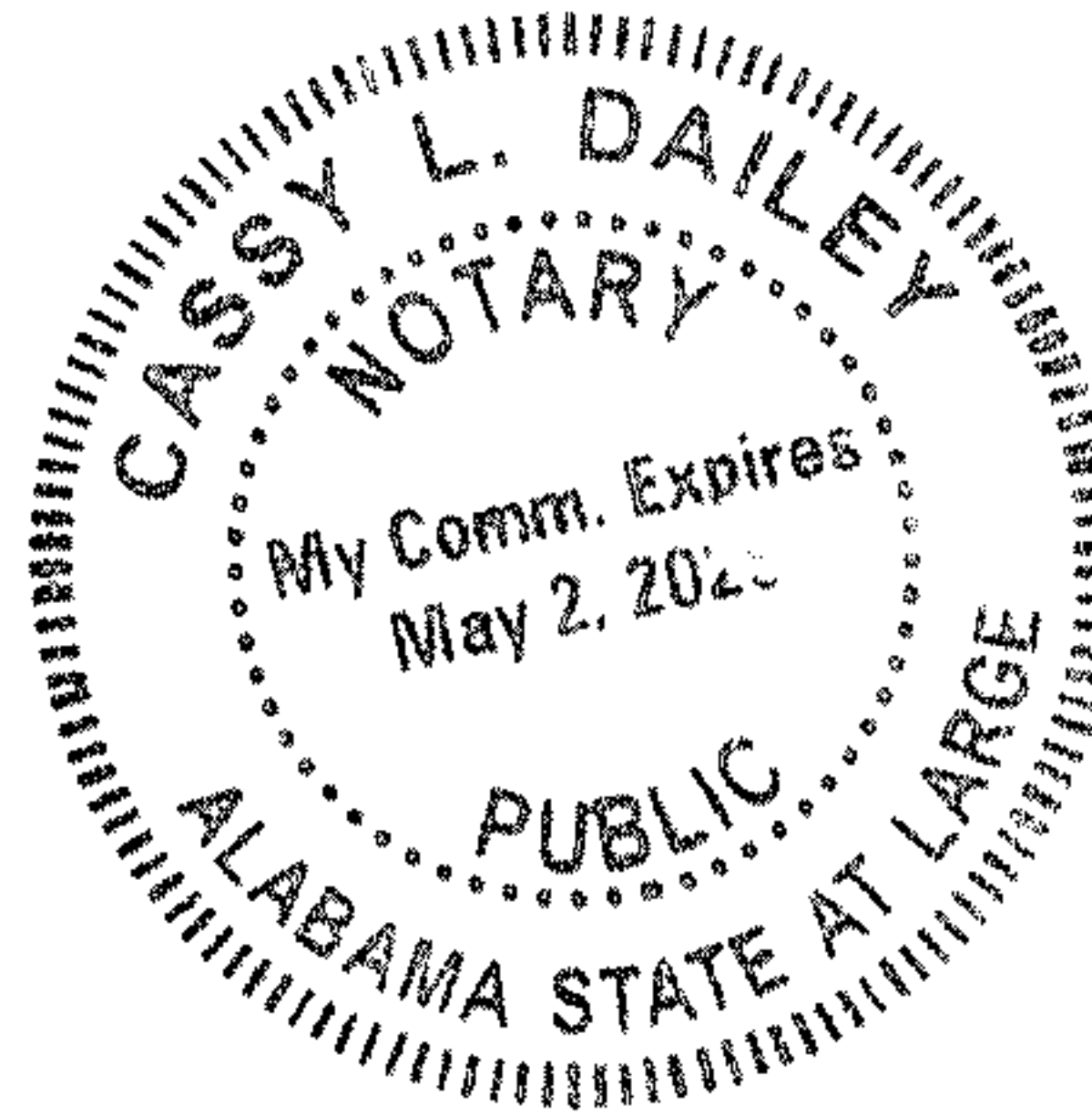
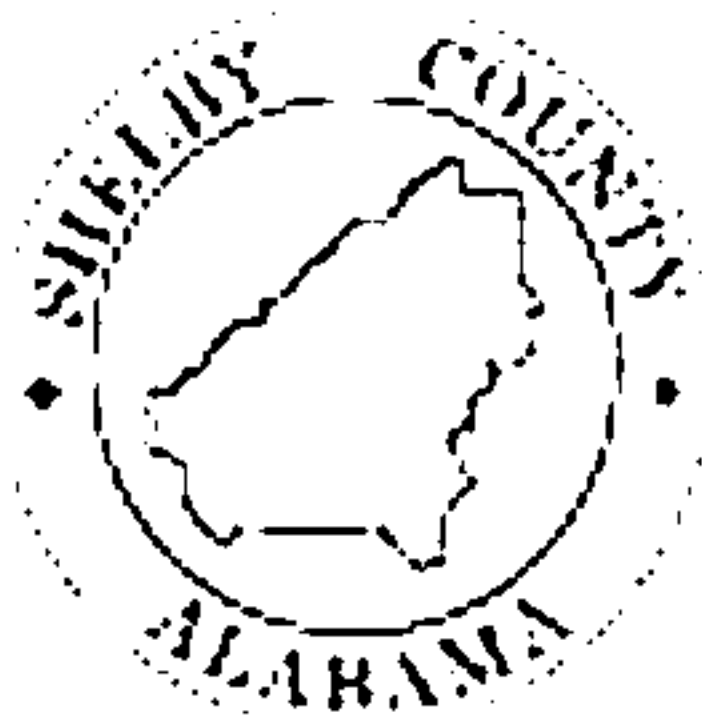


EXHIBIT A

Property 1:

Lot 640, according to the Final Plat of Riverwoods, Sixth Sector, as recorded in Map Book 32, page 140 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
07/17/2024 11:01:46 AM
\$128.50 BRITTANI
20240717000217500

Alvin S. Bayal