

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

**Fiduciary Consulting Services, Inc., an
Illinois corporation, Trustee of The JDV
2009 Separate Trust F/B/O Renee
Vernon, dated April 1, 2023**

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED TWENTY ONE THOUSAND AND 00/100 and NO/100 (\$421,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Deep South Partners, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Fiduciary Consulting Services, Inc., an Illinois corporation, Trustee of The JDV 2009 Separate Trust F/B/O Renee Vernon, dated April 1, 2023** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 912, according to the Survey of Forest Parks, 9th Sector, as recorded in Map Book 24, Page 138 A & B, in the Probate Office of Shelby County, Alabama.

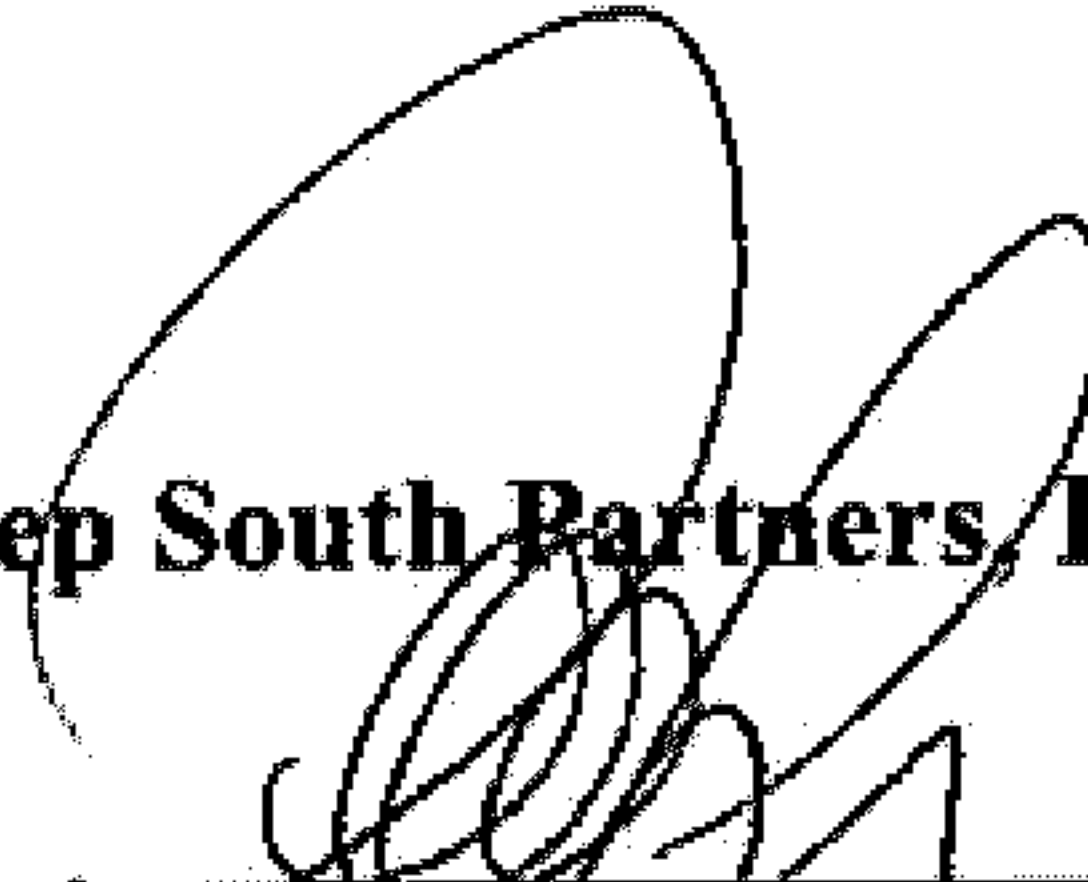
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **135 Overview Dr, Sterrett, AL 35147**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **18th day of July, 2024.**


Deep South Partners, LLC

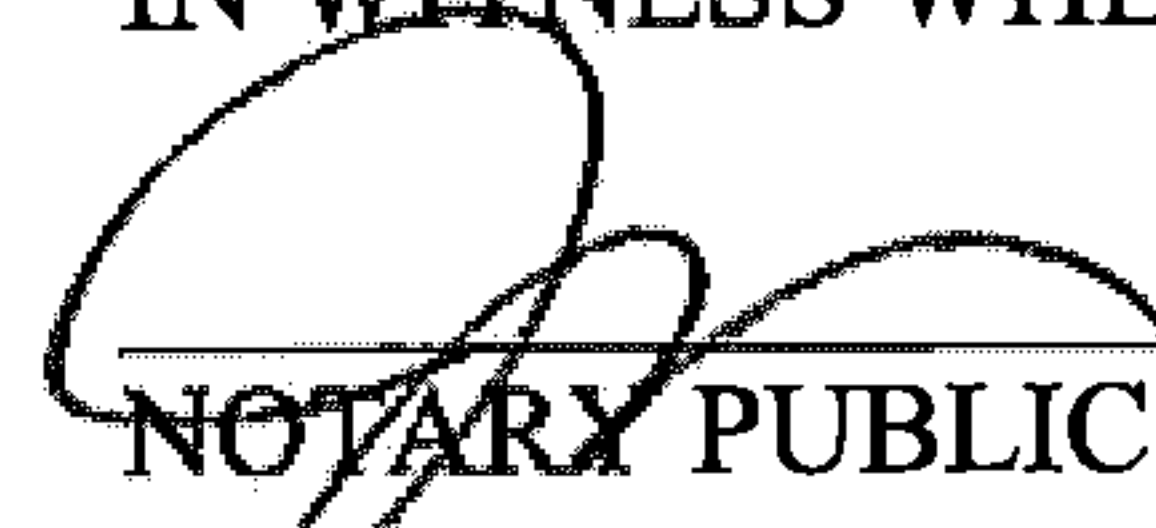
By: Derek Lemke
Its Managing Member

STATE OF ALABAMA)

:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Derek Lemke** whose name as **Managing Member of Deep South Partners, LLC**, 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 Instrument, he/she as such **Managing Member** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **18th day of July, 2024.**


NOTARY PUBLIC

My Commission Expires: **9-13-2024**

