

Send Tax Notice to:  
James Franklin West

105 Perkins Pointe  
Columbiana, AL 35051

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

File: BHM-24-5549

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWENTY THREE THOUSAND AND 00/100 (\$23,000.00)** 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

**Jonathan Riggs Cantrell and Alice Koestler Cantrell, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

345 Panoramic Circle, Warrior, AL 35180

by **James Franklin West (herein referred to as "Grantee"),** whose mailing address is

105 Perkins Pointe, Columbiana, AL 35051

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 **107 Perkins Landing Road, Columbiana, AL 35051,** 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.

**\$0.00 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 19 day of July, 2024.

[Signature]  
Jonathan Riggs Cantrell  
[Signature]  
Alice Koestler Cantrell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jonathan Riggs Cantrell and Alice Koestler Cantrell 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 19 day of July, 2024.

[Signature]  
Notary Public  
My Commission Expires: 10-4-25



**EXHIBIT A**

Property 1:  
Lot 29A, according to the map and plat of a resurvey of Lots 29, 34, 36-A and 37 of Perkins Landing, Sector 2, as recorded in Map Book 45, Page 2 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**  
**07/22/2024 08:09:32 AM**  
**\$51.00 PAYGE**  
**20240722000222340**

*Allie S. Bevil*