

Send Tax Notice to:
Michael Neill
416 Oakwell Cove
Calera, AL 35040

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

File: BHM-24-5492

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY ONE THOUSAND NINE HUNDRED FIFTY AND 00/100 (\$271,950.00) 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 Suzanne Weeks and Doyle C. Weeks, Trustees of Suzanne Weeks Revocable Trust dated May 11, 2021 (herein referred to as "Grantor," whether one or more), whose mailing address is

613 Maize St. Athens, AL 35611

by Michael Neill (herein referred to as "Grantee"), whose mailing address is
416 Oakwell Cove, Calera, AL 35040

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 416 Oakwell Cove, Calera, AL 35040, 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.

\$274,696.00 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 hereto set my (our) hand(s) and seal(s), this 22 day of July, 2024.

Suzanne Weeks Revocable Trust dated May 11, 2021

By: Suzanne Weeks Trustee
Suzanne Weeks, Trustee

By: Doyle C. Weeks Trustee
Doyle C. Weeks, Trustee

~~State of Alabama~~ South Carolina
~~County of Jefferson~~ Colleton
~~Ver~~

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suzanne Weeks, whose name(s) as Trustee(s) of Suzanne Weeks Revocable Trust dated May 11, 2021, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as Trustee(s) of Suzanne Weeks Revocable Trust dated May 11, 2021, on the day the same bears date.

Given under my hand and official seal this 22 day of July, 2024.

Vernida Gaillard Hill
Notary Public
Vernida Gaillard Hill
Printed Name
My Commission Expires: 1/19/32

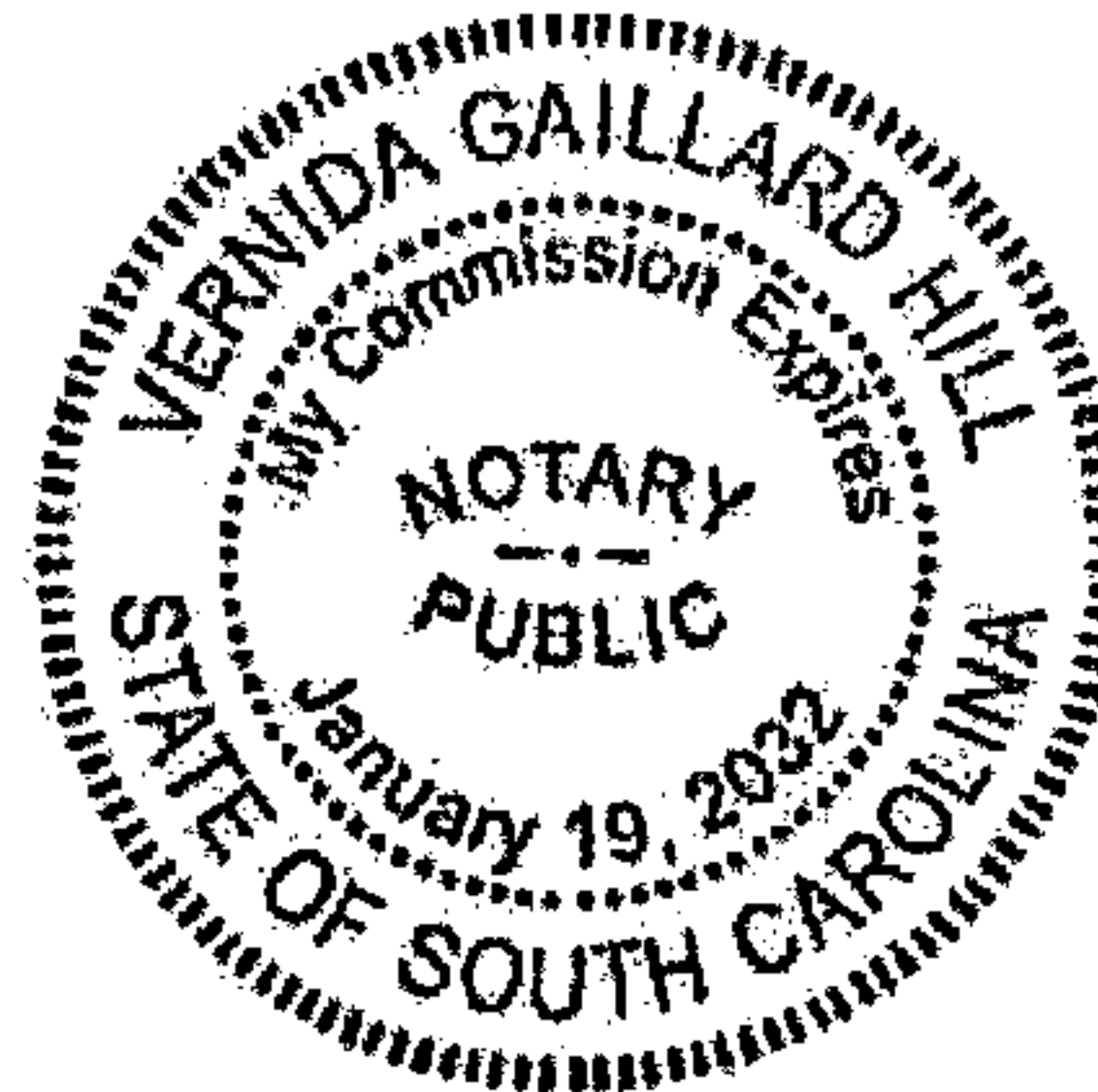


EXHIBIT A

Property 1:

Lot 20, according to the survey of Camden Cove West, Section 3, Phase I, as recorded in Map Book 35, Page 14 in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2024 08:32:41 AM
\$30.00 LAURA
20240724000227060**

Allie S. Bayl