

Send Tax Notice to:

Eric Roberts and Claire Roberts

904 Belgrave Ct  
Shoal Creek, AL 35242

This Instrument Prepared By:

Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-5693

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **NINE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$985,000.00) 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 **Jennifer Paige Ware and John Mark Ware, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

**904 Belgrave Ct Shoal Creek, AL 35242**

by **Eric Roberts and Claire Roberts (herein referred to as "Grantee," whether one or more)**, whose mailing address is

904 Belgrave Ct Shoal Creek, AL 35242

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 **904 Belgrave Court, Shoal Creek, AL 35242**, 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.

**\$640,250.00 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 1 day of August, 2024

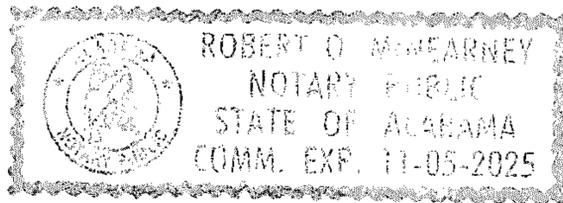
Jennifer Paige Ware  
Jennifer Paige Ware

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Paige Ware 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 1 day of August, 2024.

[Signature]  
Notary Public  
My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31<sup>st</sup> day of July, 2024

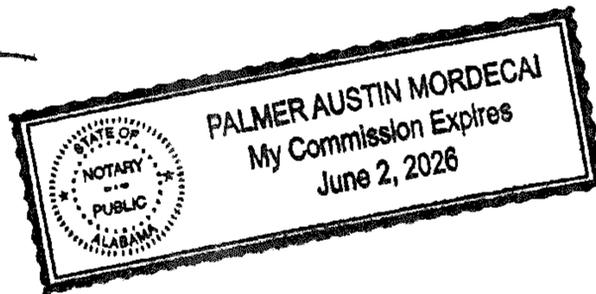
[Signature]  
John Mark Ware

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John Mark Ware 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 31<sup>st</sup> day of July, 2024. x: [Signature]

[Signature]  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 12, according to the Survey of Greystone 6th Sector as recorded in Map Book 17, Page 54A, 54B, & 54C as recorded 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**  
**08/02/2024 08:42:18 AM**  
**\$373.00 LAURA**  
**20240802000239810**

*Allie S. Boyd*