

Send Tax Notice to:

Michael B. Smith and Angela M.

Smith

2505 Vallegdale Road
Birmingham, AL 35244

File: BHM-24-5454

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED NINE THOUSAND AND 00/100 (\$509,000.00)** 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

Cherry Properties, LLC, a Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

2624 Buckboard Road, Birmingham, AL 35244

by **Michael B. Smith and Angela M. Smith (herein referred to as "Grantee," whether one or more),** whose mailing address is

2505 Vallegdale Road, Birmingham, AL 35244
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2505 Vallegdale Road, Birmingham, AL 35244, 57 Dogwood Circle, Hoover, AL 35244**

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.

\$324,000.00 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 1st day of August, 2024

Cherry Properties, LLC, a Limited Liability Company

By:

David M. Cherry
David M. Cherry, Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David M. Cherry**, whose name(s) as **Member(s) of Cherry Properties, LLC**, a/an **limited liability compay** corporation, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Cherry Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2024.

Palmer Austin Mordecai
Notary Public

Printed Name

My Commission Expires:

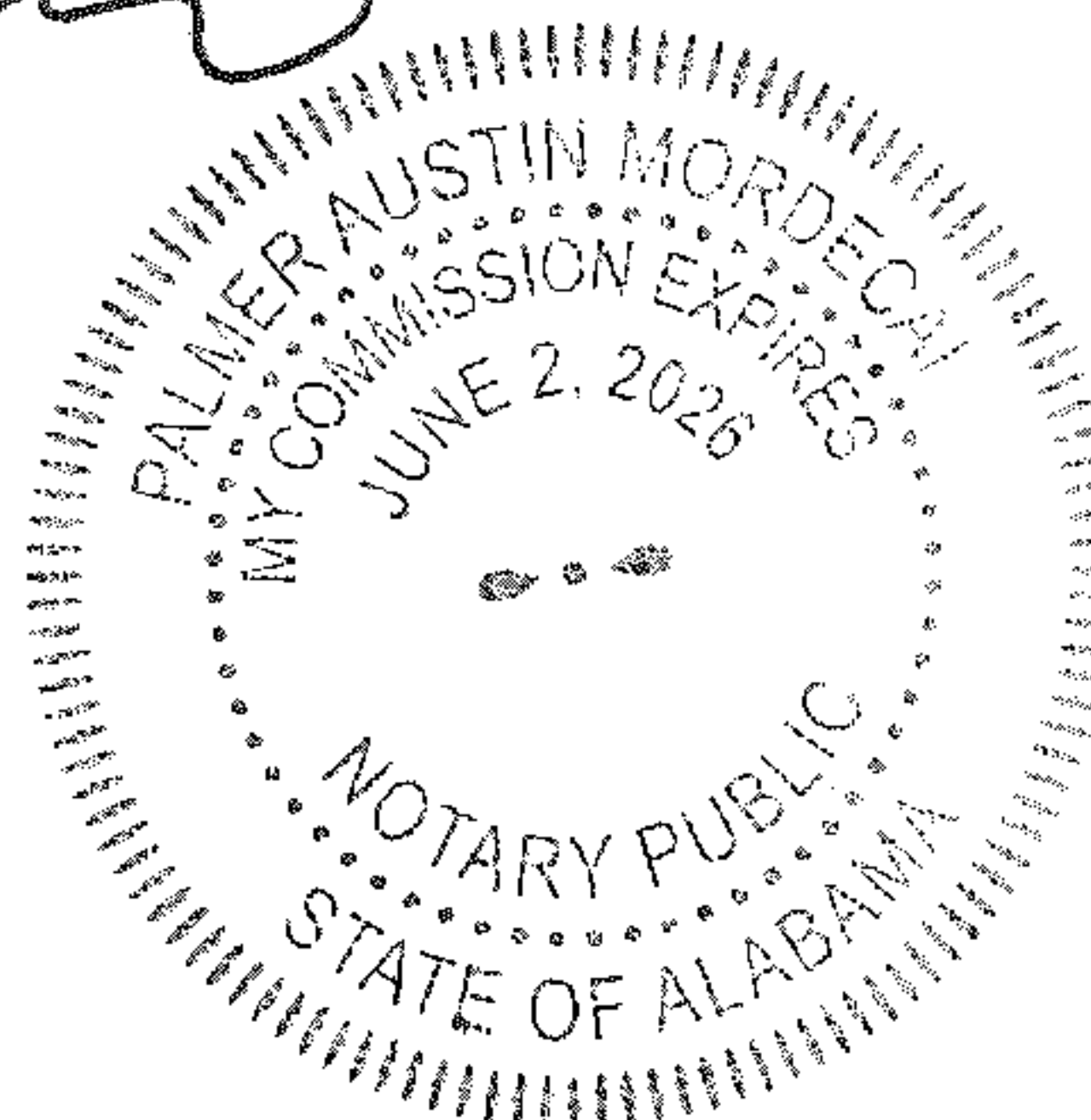


EXHIBIT A

Property 1:

Lot 1, of Cherry's Valleydale Estates as recorded in Map Book 60, Page 11 in the Judge of Probate of Shelby County, Alabama.

Property 2:

Lot 2, of Cherry's Valleydale Estates as recorded in Map Book 60, Page 11 in 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
08/02/2024 09:20:42 AM
\$213.00 BRITTANI
20240802000239890

Alvin S. Bayl