


Send Tax Notice to:
Matthew Partin and Samantha Partin
840 Roundhill Rd
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-5827

STATE OF ALABAMA
COUNTY OF SHELBY


20240813000252520 1/3 \$123.00
Shelby Cnty Judge of Probate, AL
08/13/2024 08:46:03 AM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$379,900.00)** 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 **Jeff Carroll and Cindy Carroll, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

805 Kendrick Mill Rd., Vincent, AL 35124

by **Matthew Partin and Samantha Partin (herein referred to as "Grantee," whether one or more),** whose mailing address is

840 Roundhill Rd, Pelham, AL 35124

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 **840 Roundhill Rd, Pelham, AL 35124,** 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.

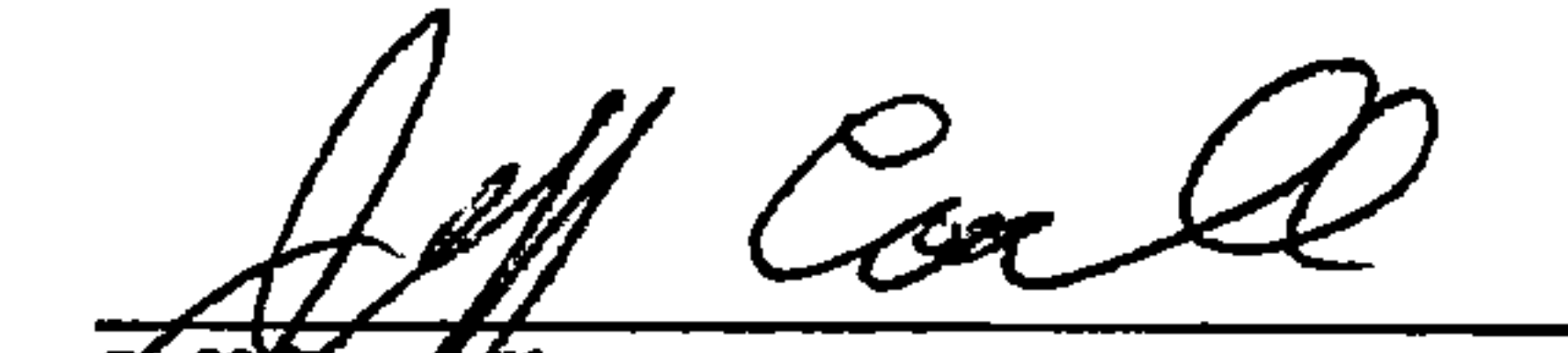

MINING AND MINERAL RIGHTS EXCEPTED.

\$284,925.00 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.

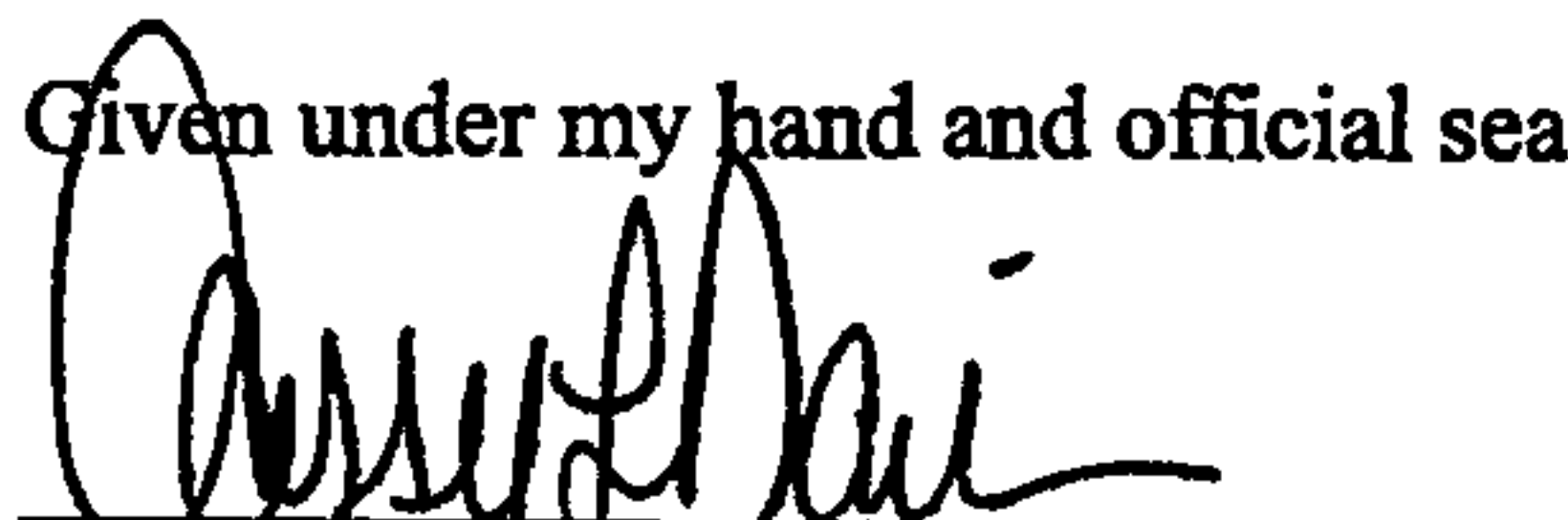
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8th day of August, 2024.

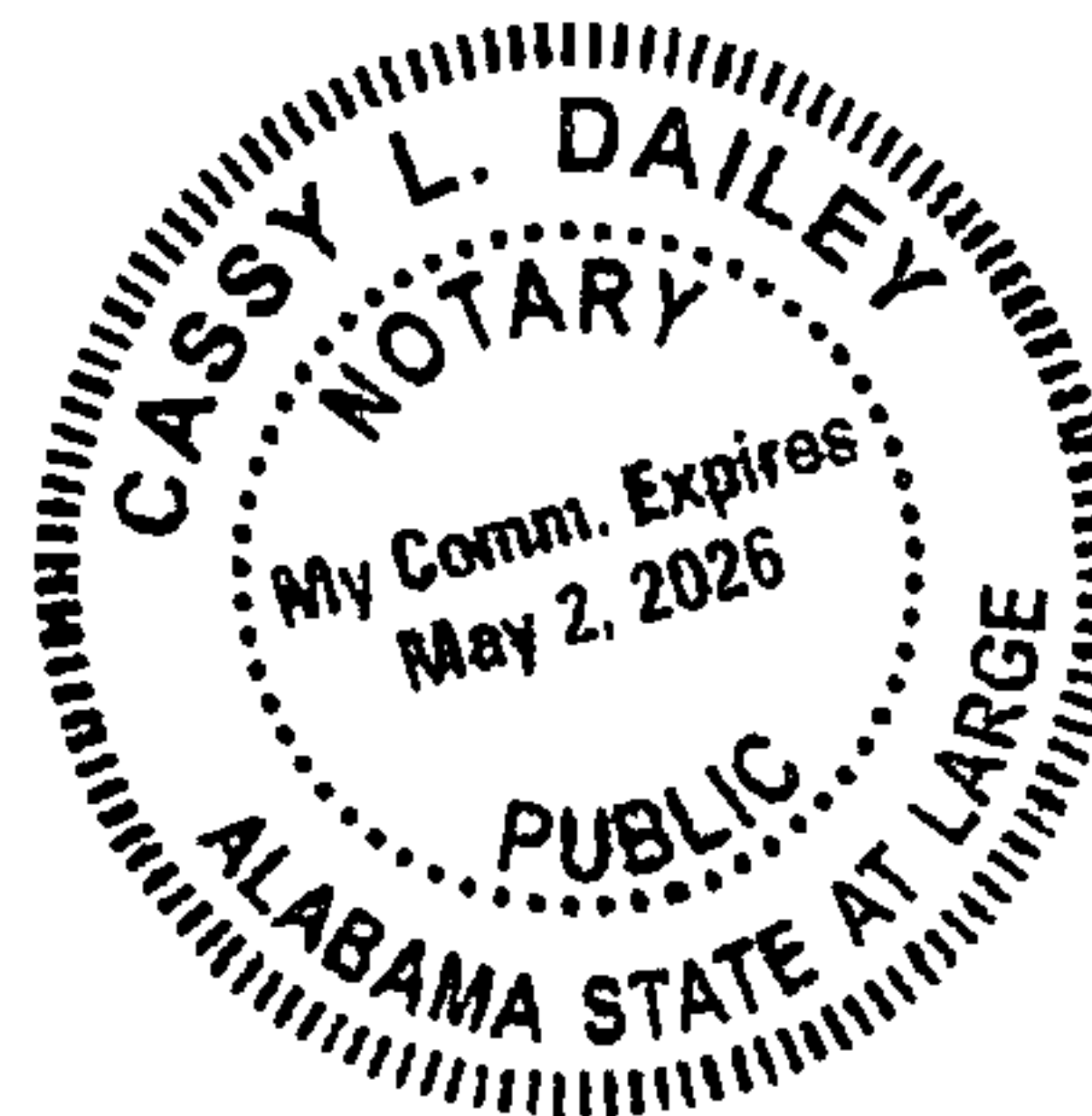

Jeff Carroll

Cindy Carroll

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeff Carroll and Cindy Carroll 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 8th day of August, 2024.


Notary Public
My Commission Expires: 05/02/2026



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EXHIBIT A

Property 1:

Lot 2, Paramount Ridge Subdivision, Sector One, situated in the SE 1/4 of the SE 1/4, Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, as shown in Map Book 17, Page 119, Probate Records of Shelby County, Alabama.



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