20240905000276550
09/05/2024 09:49:01 AM
DEEDS 1/3

Send Tax Notice to:
Deven Jenkins and Katherine Bryan Jenkins
1238 Old Cahaba Trace
Helena, AL 35080

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

File: **BHM-24-6194**

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED AND 00/100 ($298,500.00) 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 **Van Leigh Tiffin, Jr. and Baylee Ann Tiffin, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is
139 Cox Creek Parkway South, Florence, AL 35630
by **Deven Jenkins and Katherine Bryan Jenkins (herein referred to as "Grantee," whether one or more),** whose mailing address is
1238 Old Cahaba Trace, Helena, AL 35080
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 **1238 Old Cahaba Trace, Helena, AL 35080,**
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.
$101,000.00 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 30th day of August, 2024.

Van Leigh Tiffin, Jr.

Baylee Ann Tiffin

STATE OF ALABAMA
COUNTY OF Lauderdale

I, the undersigned Notary Public in and for said County and State, hereby certify that Van Leigh Tiffin, Jr. and Baylee Ann Tiffin 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 30 day of August, 2024.

Notary Public
My Commission Expires: 5/22/27

JESSICA NASSERI
NOTARY PUBLIC
ALABAMA STATE AT LARGE

EXHIBIT A

Property 1:
Lot 338, according to the Survey of Old Cahaba Oak Ridge Sector, Second Addition, as recorded in Map Book 27, page 52 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
09/05/2024 09:49:01 AM
$225.50 JOANN
20240905000276550