

Send tax notice to:
Charlotte J Hawthorne
1101 Emerald Ridge Drive
Calera, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024309T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Samuel Cormican and Darlane Yely Cormican, husband and wife,** whose mailing address is: 106 BLACK OAK WAY DAPHNE AL 36526 (hereinafter referred to as "Grantors") by **Charlotte J Hawthorne** whose property address is: **1101 Emerald Ridge Drive, Calera, AL, 35040** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 77, according to the survey of Emerald Ridge, Sector II, as recorded in Map Book 38, page 112, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

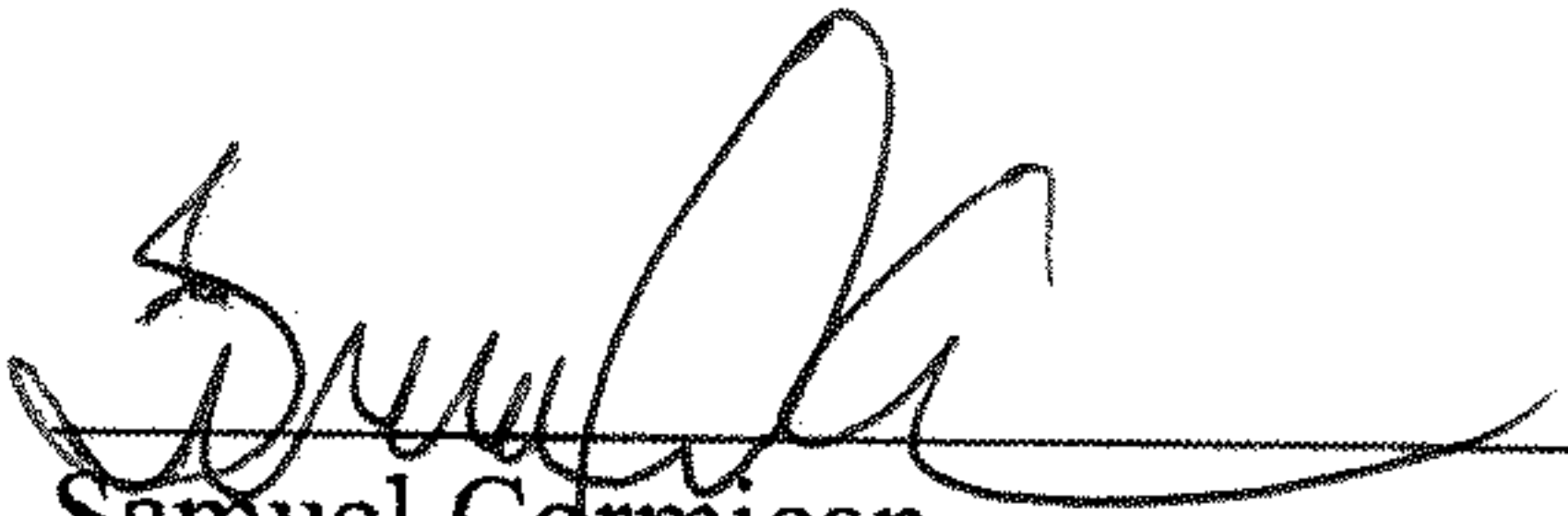
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Emerald Ridge, Sector II, as recorded in Map Book 38, page 112, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions, and Restrictions recorded in Instrument #20051021000548380, corrected in Instrument #20070822000396060; Amended in Instrument #20070626000299000; Instrument #20071109000518260; and Instrument #20120109000010630, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5 day of September, 2024.


Samuel Cormican

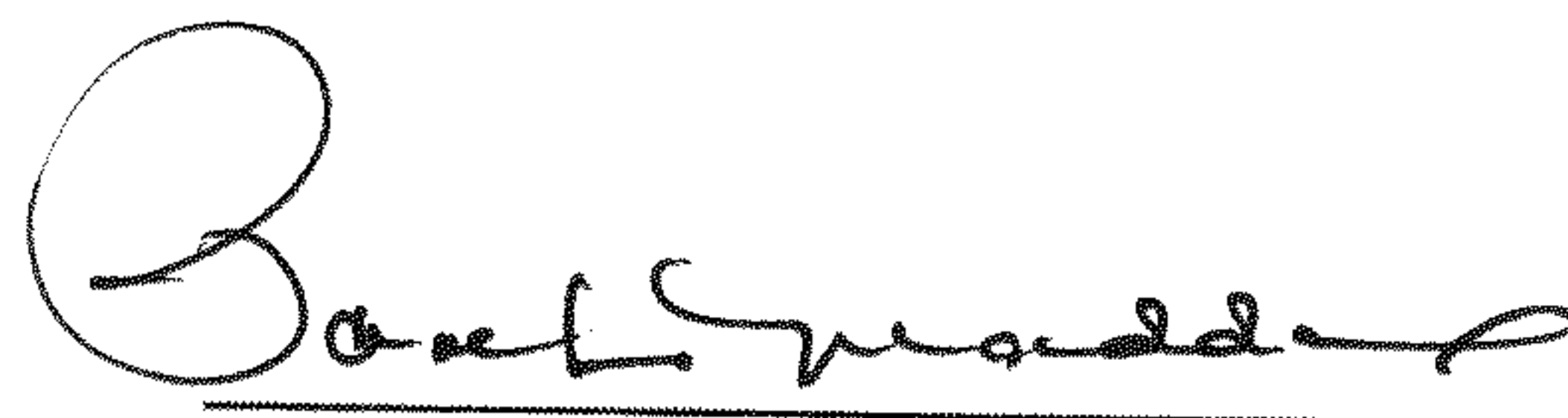

Darlane Yely Cormican

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Cormican and Darlane Yely Cormican whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of September, 2024.




Notary Public
Print Name: PAMELA MADDOX
Commission Expires: 7/5/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2024 02:21:37 PM
\$290.00 BRITTANI
20240909000279430

