

Send Tax Notice to:

Vicky Ann Cermak

949 Chestnut Oaks Circle
Hoover, AL 35244

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-7280

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)** 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

Amy Belinda Esche fka Amy B. Gruszczynski, an unmarried woman, and Leonard Scott Gruszczynski, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

1186 Inverness Cove Way, Birmingham, AL 35242

by Vicky Ann Cermak (herein referred to as "Grantee"), whose mailing address is

949 Chestnut Oaks Circle, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **949 Chestnut Oaks 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Grantor Amy Belinda Esche is one and the same person as Amy B. Gruszczynski, Grantee in that certain deed recorded in Inst. 20171227000459040.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 13 day of Sept, 2024.

Amy Belinda Esche
Amy Belinda Esche fka Amy B. Gruszczynski

Leonard Scott Gruszczynski
Leonard Scott Gruszczynski

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy Belinda Esche fka Amy B. Gruszczynski and Leonard Scott Gruszczynski 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 13 day of September, 2024.

Patrick Galloway
Notary Public

My Commission Expires: 10-4-25

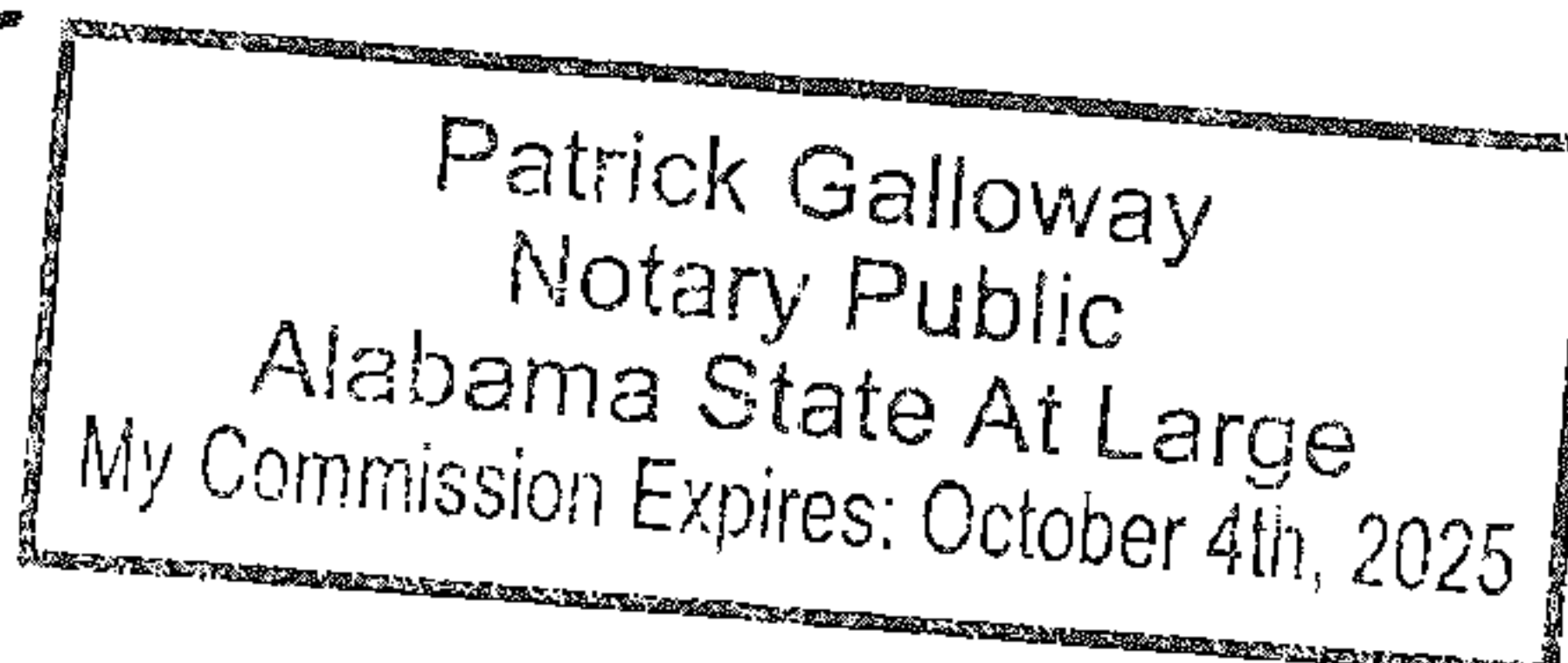
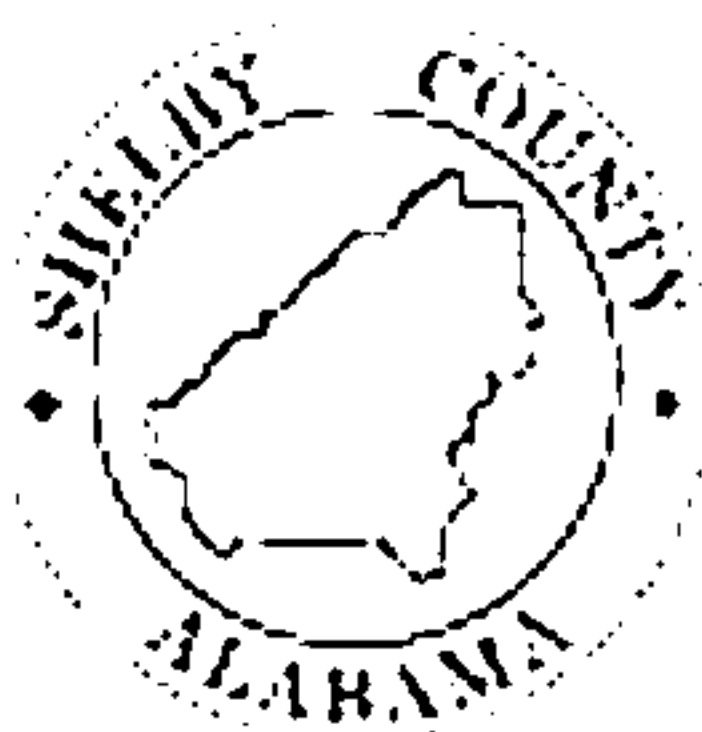


EXHIBIT A

Property 1:

Lot 30B, according to the Map and Survey of Resurvey of No. 2 of The Fairways at Riverchase, recorded in Map Book 20, Page 53, in the Office of 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
09/13/2024 02:43:49 PM
\$454.00 JOANN
20240913000285760

Allen S. Bayl