

Send Tax Notice to:
Brad Acre and Rebecca Acre
250 Woodbury Dr
Sterrett, AL 35147

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

File: BHM-24-6923

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)** 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

Charles Allen Ragan and Paul Ragan, as Co-Personal Representative and Individually as Heirs of The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592 (herein referred to as "Grantor," whether one or more), whose mailing address is

15515 E Digger Hill Way Rough and Ready, CA. 95975

by **Brad Acre and Rebecca Acre (herein referred to as "Grantee," whether one or more),** whose mailing address is

250 Woodbury Dr Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor docs, 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 **250 Woodbury Drive, Sterrett, AL 35147**, 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.

\$244,000.00 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 17th day of September, 2024.

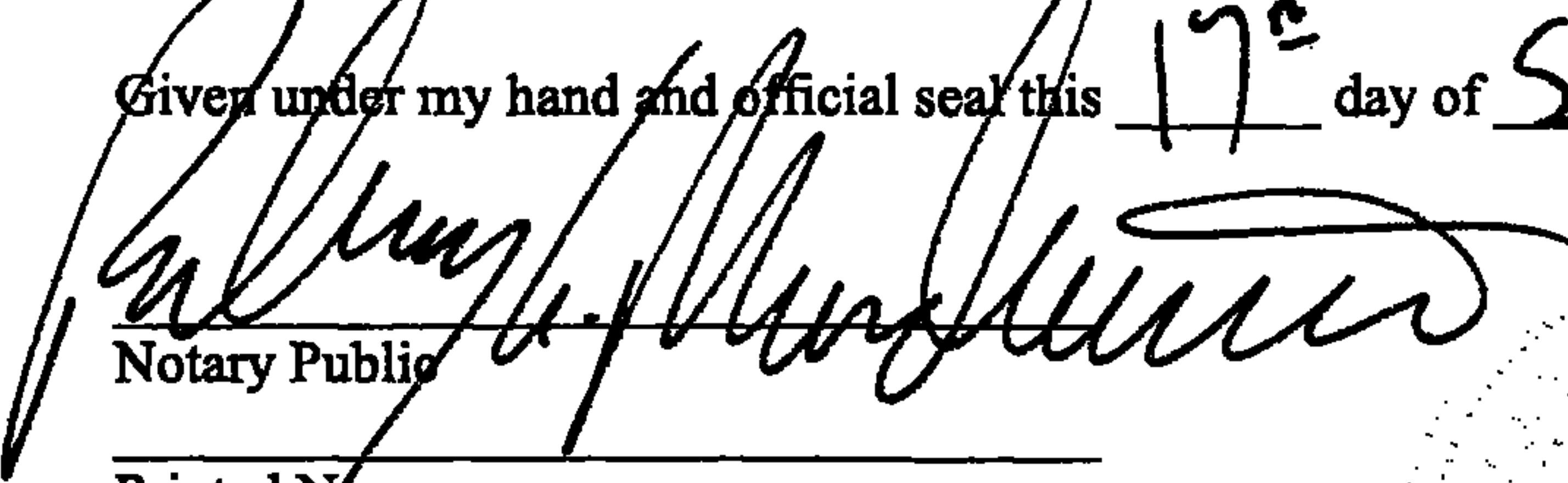
The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592

By: 
Paul Ragan, as Co-Personal Representative and Individually as Heirs

State of Alabama
County of Jefferson

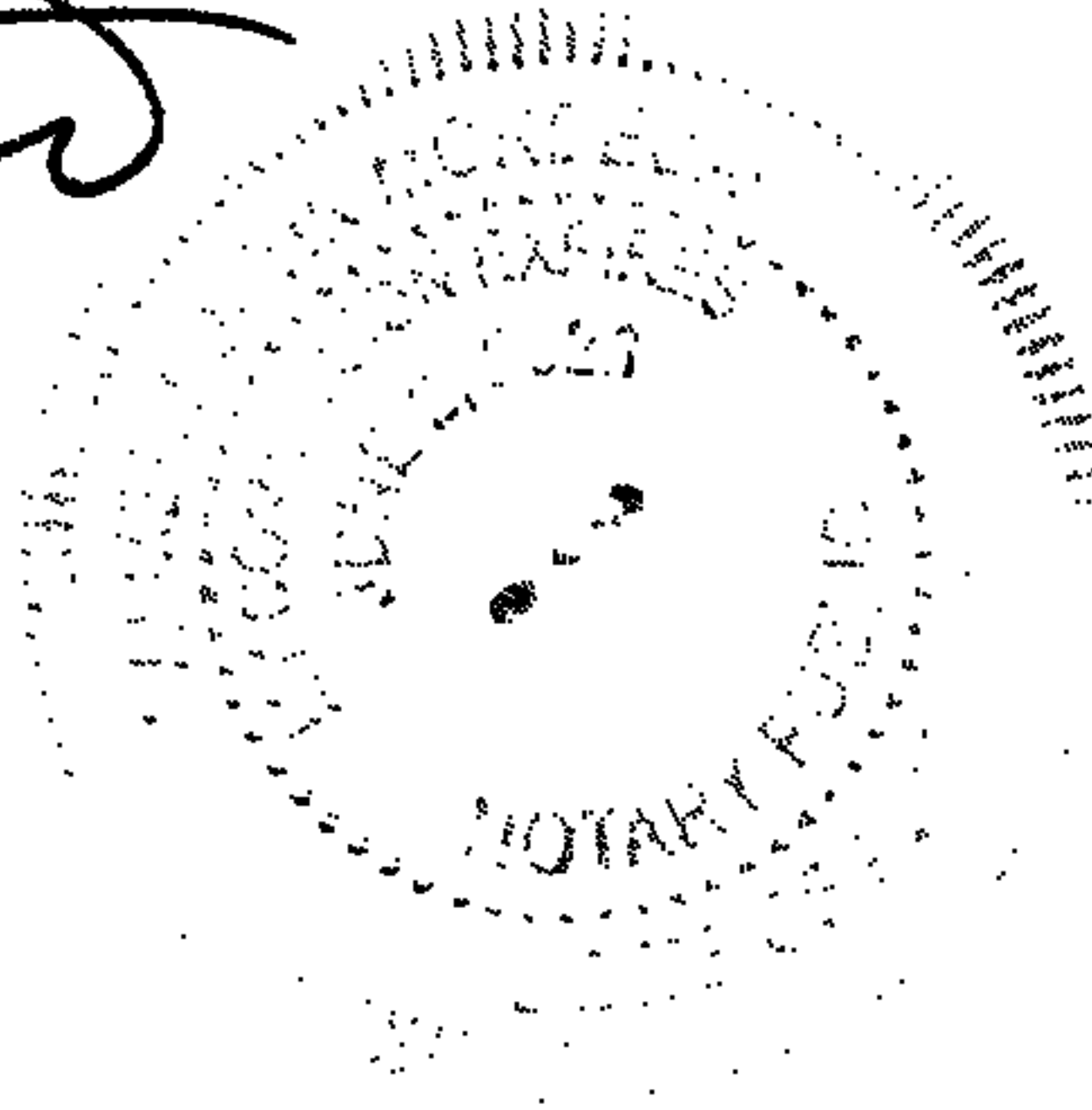
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paul Ragan**, whose name(s) as **as Co-Personal Representative and Individually as Heirs(s)** of **The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2024.


Notary Public

Printed Name

My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21st day of September, 2024

The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592

By: [Signature]
Charles Allen Ragan, as Co-Personal Representative and Individually as Heirs

State of _____
County of _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Allen Ragan, whose name(s) as Co-Personal Representative and Individually as Heirs(s) of The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of The Estate of Geraldine M. Ragan, deceased, Shelby County Probate Case No. PR-2024-000592, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public

Printed Name
My Commission Expires:

General Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Nevada

On Sept. 21, 2024 before me, Sharon C Rodriguez, Notary Public
(insert name and title of the officer)

personally appeared Charles Allen Ragan
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharon C Rodriguez (Seal)

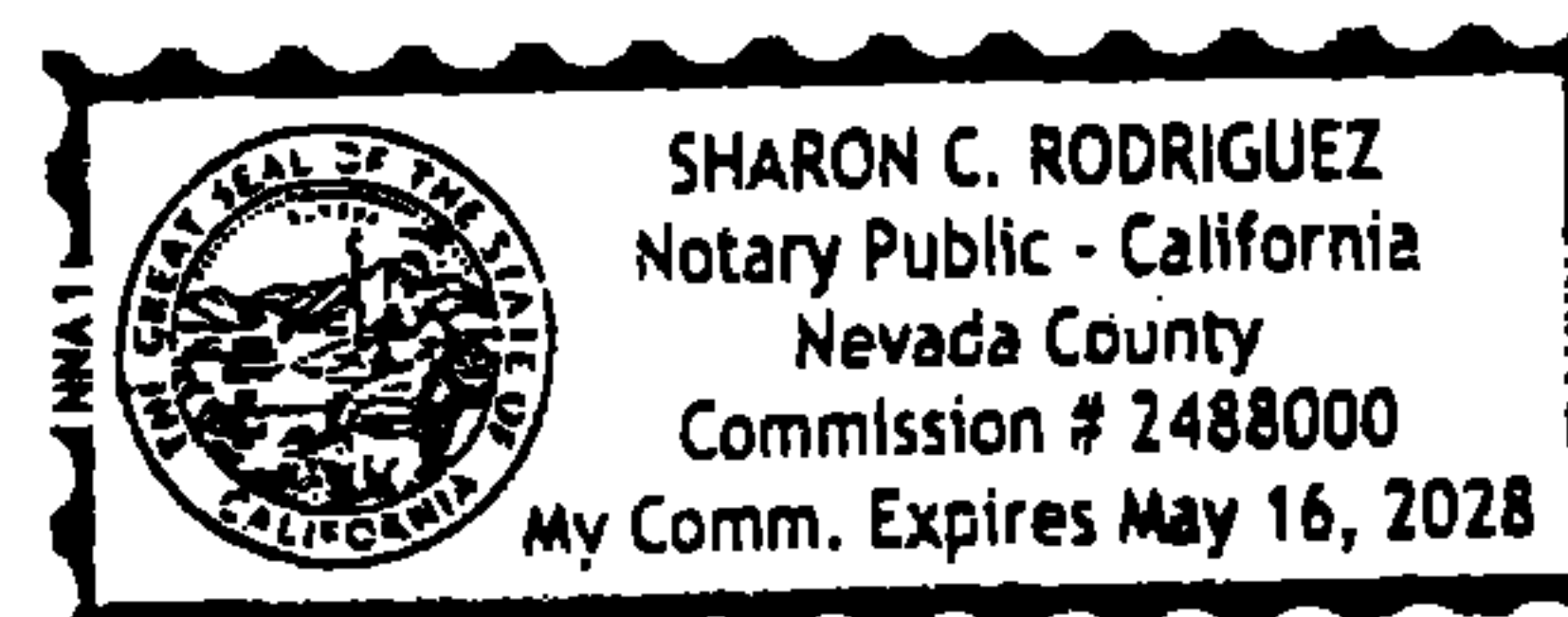


EXHIBIT A

Property 1:

LOT 210, ACORDING TO THE SURVEY OF FOREST PARKS, 2ND SECTOR, AS RECORDED IN MAP BOOK 22 PAGE 71 AND INST. NO. 1997-11555 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2024 08:47:47 AM
\$98.00 PAYGE
20240924000296350

Allen S. Beal