

Send tax notice to:
Shannon Parsons Dennis
3108 Sunny Meadows Lane
Birmingham, AL, 35242

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

STATE OF ALABAMA

2024326

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Million and 00/100 Dollars (\$2,000,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jerod C Sinclair and Allison A Sinclair, husband and wife**, whose mailing address is **120 Connemara Trail, Birmingham, Alabama 35242** (hereinafter referred to as "Grantors") by **Shannon Parsons Dennis** whose property address is: **3108 Sunny Meadows Lane, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, according to the Survey of Sinclair Akers, as recorded in Map Book 42, page 99, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

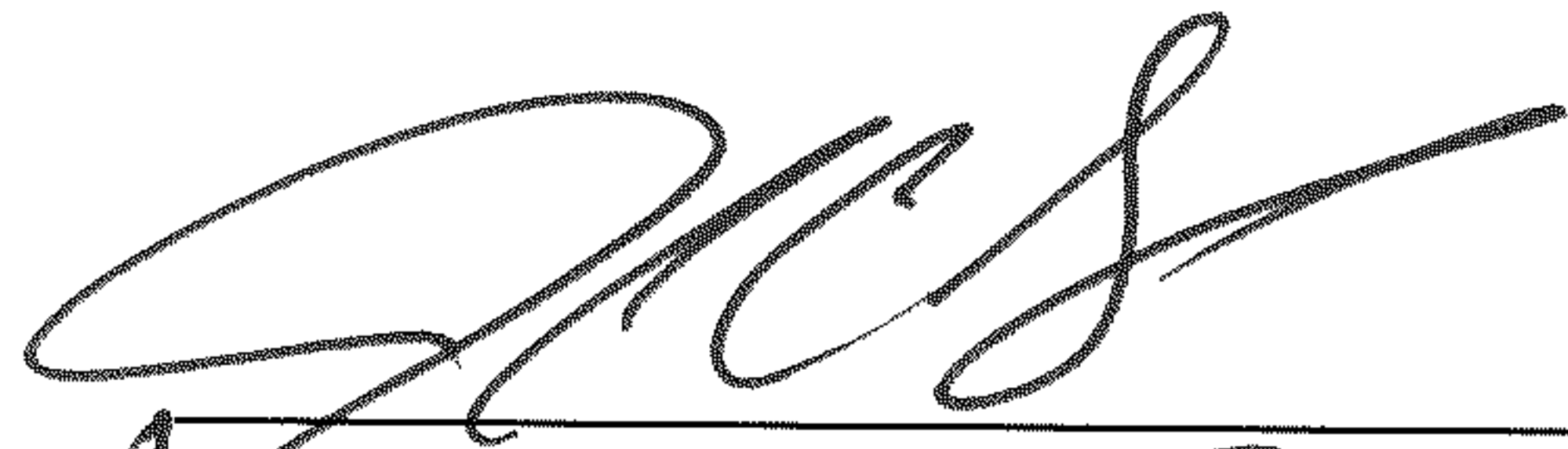
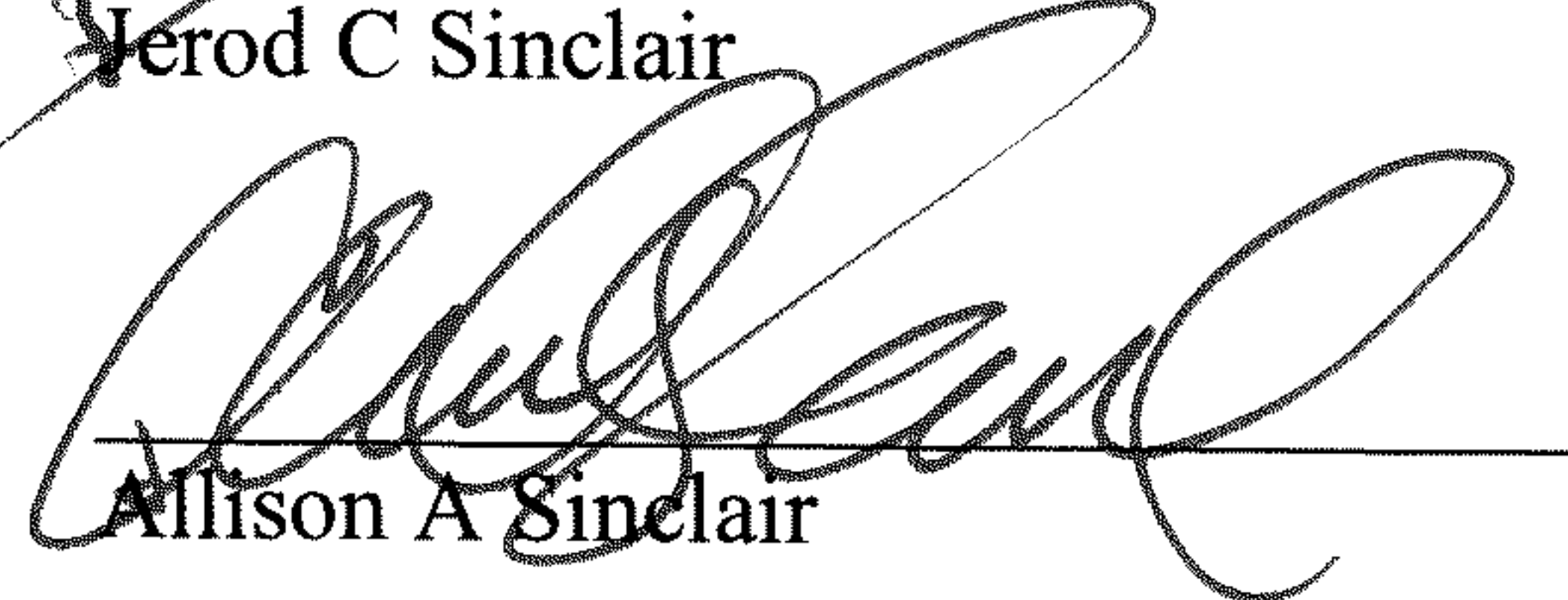
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Easements, building lines and restrictions as shown on recorded map.
4. Permits to Alabama Power Company as recorded in Deed Book 101, page 542; Deed Book 134, page 514, and Deed Book 139, page 128 in the Probate Office.
5. Right of way granted to Alabama power Company recorded in Deed Book 173, page 192, and Deed Book 357, page 109, in the Probate Office.
6. Right of way granted to Shelby County recorded in Deed Book 216, page 155, in the Probate Office.
7. Underground distribution agreement with Alabama Power Company as recorded in Misc. Book 57, page 712 in the Probate Office.
8. Restrictions in favor of Alabama Power Company as recorded in Misc. Book 57, page 715 in the Probate Office.
9. Easement granted to Alabama Power Company recorded in Inst. No. 2022-24243 in the Probate Office.

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

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

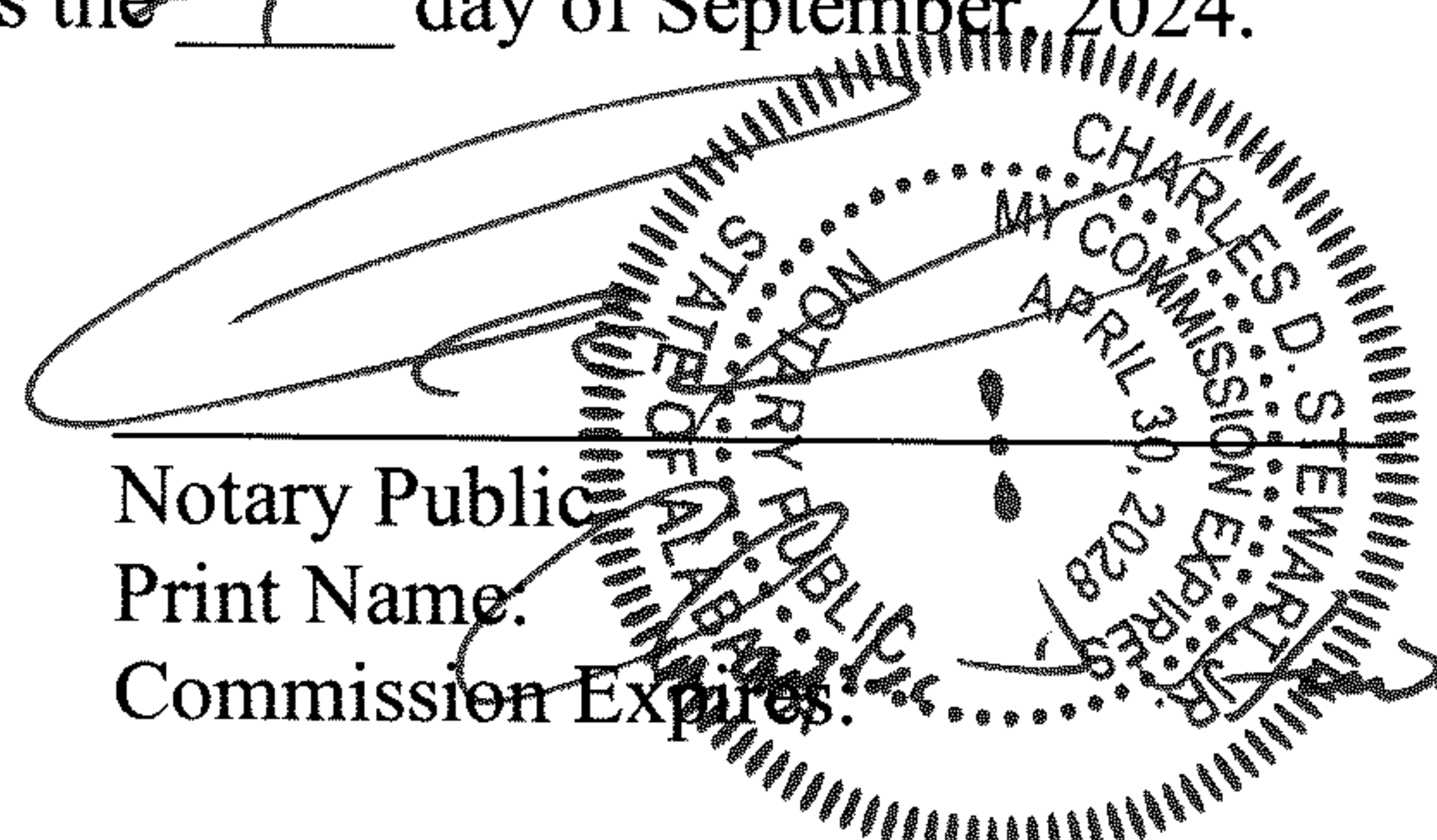
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 27 day of September, 2024.


 Jerod C Sinclair

 Allison A Sinclair

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerod C Sinclair and Allison A Sinclair whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of September, 2024.


 Notary Public
 Print Name.
 Commission Expires.

Charles D. Stenart
 4-30-28



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2024 11:50:44 AM
 \$2025.00 PAYGE
 20240930000304370

Allison A. Sinclair