

Send Tax Notice to:  
Emily Lynn Turner and Austin Freye  
Brown  
224 Camden Park Avenue  
Calera, AL 35040

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

File: **BHM-24-6930**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETY EIGHT THOUSAND AND 00/100 (\$298,000.00)** 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

**Eric Lee Barber, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

4516 Peabody Street, Wilson, NC 27093

by **Emily Lynn Turner and Austin Freye Brown (herein referred to as "Grantee," whether one or more),** whose mailing address is

224 Camden Park Avenue, Calera, AL 35040

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 **224 Camden Park Avenue, Calera, AL 35040**, 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.

**\$292,602.00 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 25 day of SEPTEMBER, 2024.

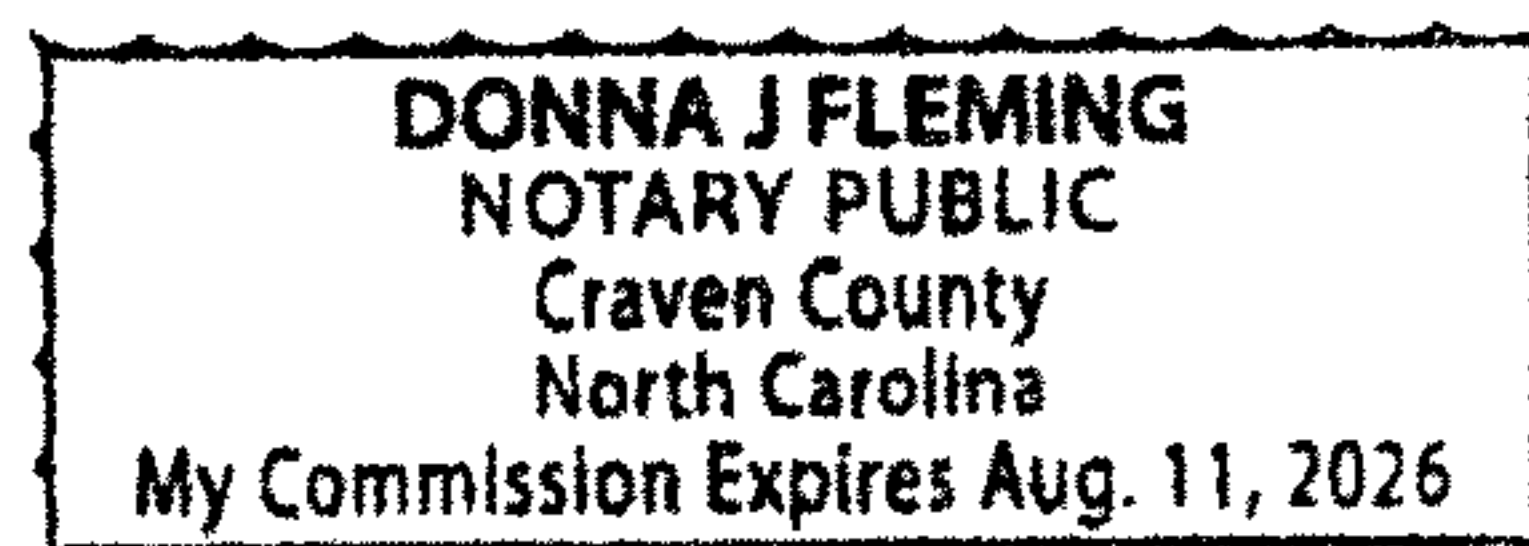
  
Eric Lee Barber

STATE OF North Carolina  
COUNTY OF Wilson

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric Lee Barber 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 25<sup>th</sup> day of September, 2024.

  
Notary Public  
My Commission Expires: August 11, 2026



**EXHIBIT A**

Property 1:

Lot 31, according to the Final Plat of Camden Park, Phase One, as recorded in Map Book 53, Page 65 A & B 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**  
**10/02/2024 02:53:57 PM**  
**\$33.50 BRITTANI**  
**20241002000309290**  
General Warranty Deed - JTROS (AL)

*Allen S. Bayl*