

Send Tax Notice to:
Brent Bruser and Kristen Ritchey
Bruser
8012 Woodfern Drive
Indian Springs Village, AL 35124

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

File: **BHM-24-8022**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$1,250,000.00) 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 **Alessia Anella, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is
5675 Brock's Cove, Hoover, AL 35244

by **Brent Bruser and Kristen Ritchey Bruser (herein referred to as "Grantee," whether one or more)**, whose mailing address is

8012 Woodfern Drive, Indian Springs Village, AL 35124

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 **5360 Pinewood Road, Birmingham, AL 35242**, 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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Alessia Anella is the surviving grantee of that certain Warranty Deed recorded in instrument 20231112000444780. The other grantee, Peter Anthony Anella, Jr., is deceased, having died on or about 12/05/2019.

\$750,000.00 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 30 day of October, 2024.

Alessia Anella
Alessia Anella

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Alessia Anella 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 30 day of October, 2024.

Notary Public
My Commission Expires:

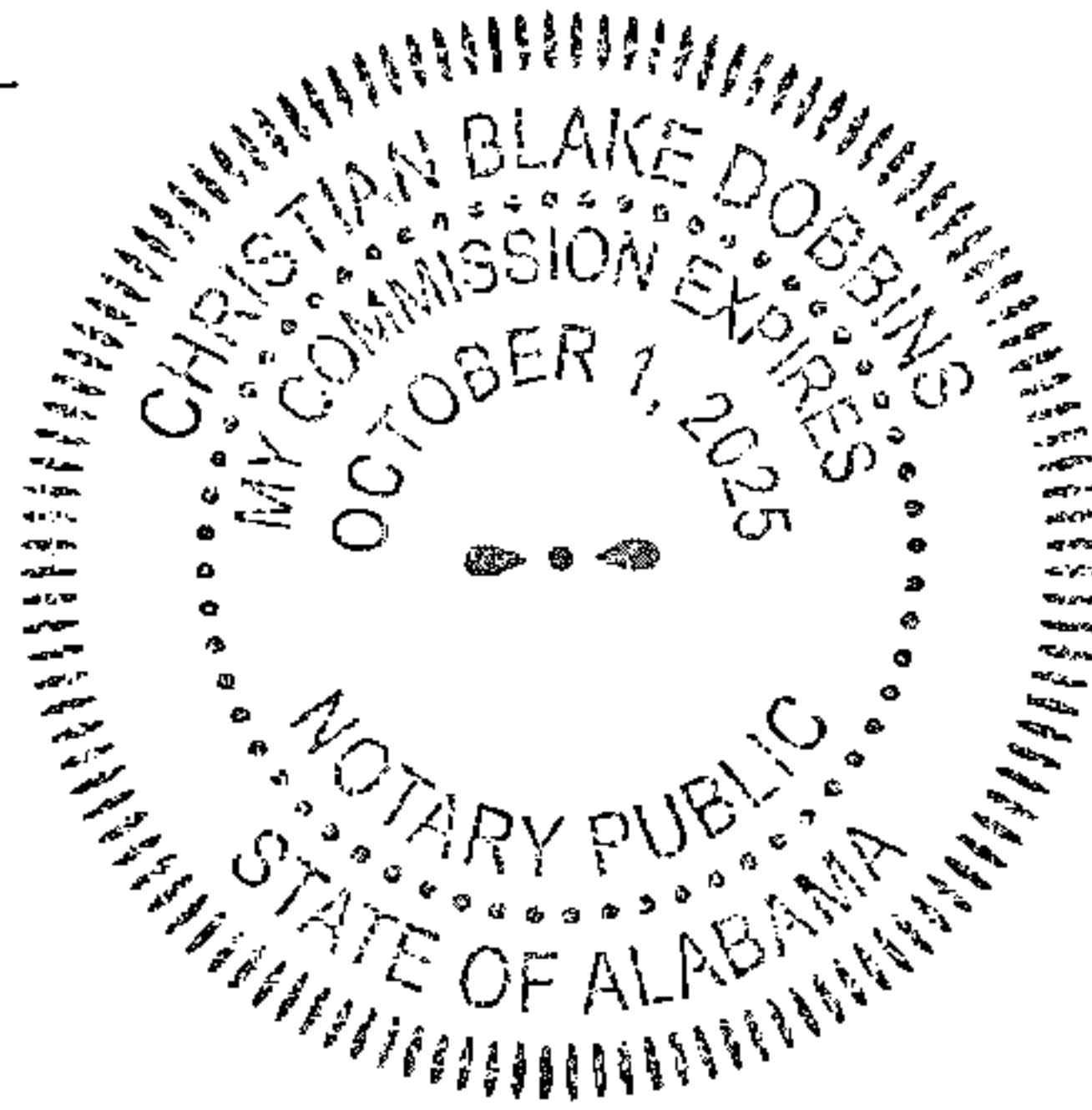


EXHIBIT A

Property 1:

Lots 1 and 2, in a Resurvey of G. S. Cross Estate, according to map of said subdivision, as Recorded in the Probate office of Shelby County, Alabama, in Map Book 5, Page 28, said lots being the same as Lots 1 and 2, in Gordon Cross Estates, as recorded in Map Book 5, Page 15.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2024 01:02:33 PM
\$528.00 JOANN
20241104000343620

General Warranty Deed - JTROS (AL)

Allen S. Bayl