

Send Tax Notice to:
Christopher Cramer and Allison
Cramer
2765 Blackridge Lane
Hoover, AL 35244

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

File: **BHM-24-7334**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO MILLION TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$2,285,000.00)** 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 **Chadwick Albert Glover and Kristy Mims Glover, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is **2765 Blackridge Lane, Hoover, AL 35244**

by **Christopher Cramer and Allison Cramer (herein referred to as "Grantee," whether one or more)**, whose mailing address is

2765 Blackridge Lane, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) 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 **2765 Blackridge Lane, 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.

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 29th day of October, 2024.

Chadwick Albert Glover by Kristy Glover, Attorney-in-Fact
Chadwick Albert Glover by Kristy Glover, Attorney-In-Fact
Kristy Mims Glover
Kristy Mims Glover

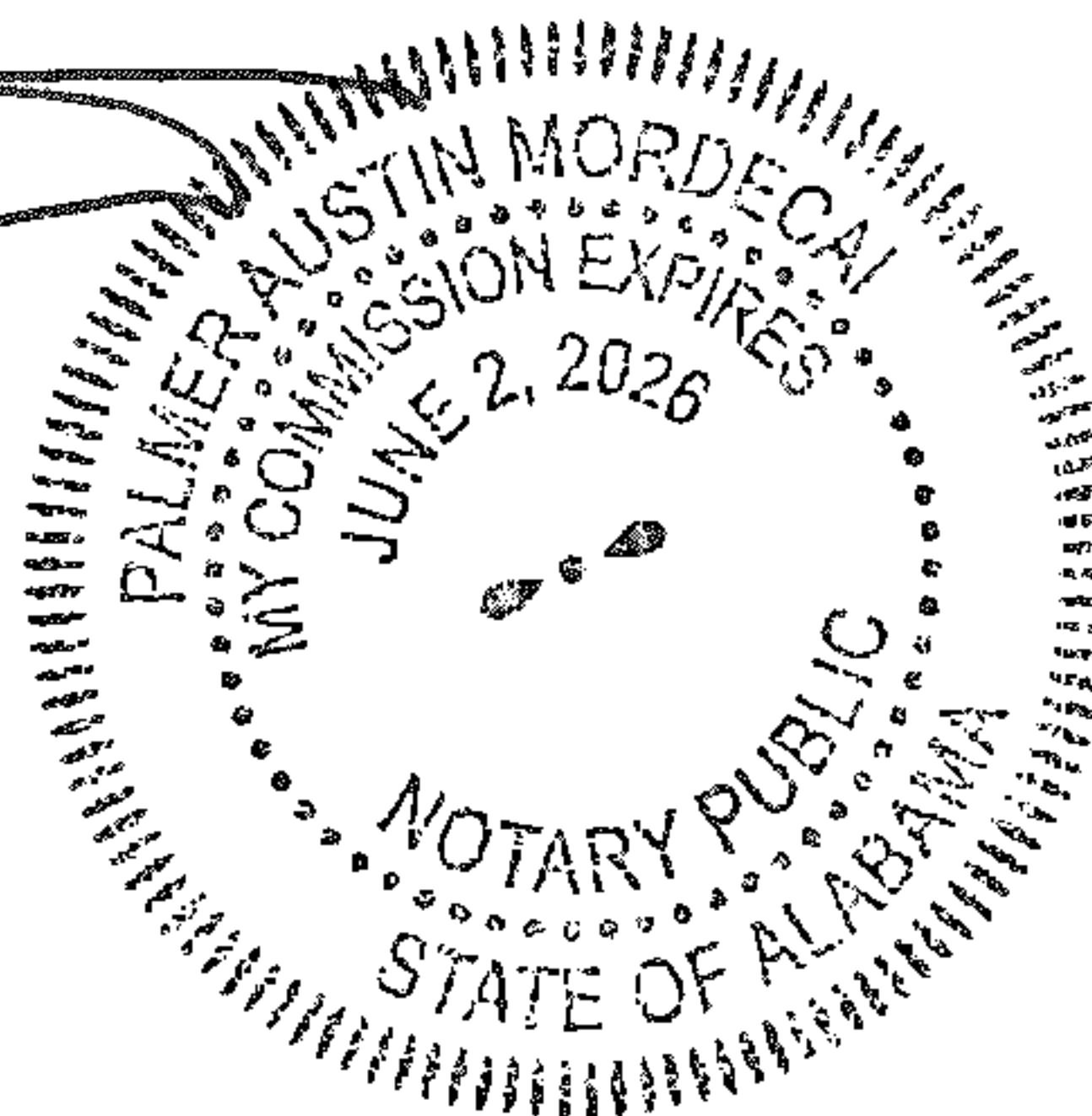
State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Kristy Glover**, whose name(s) is signed as Attorney in Fact for **Chadwick Albert Glover** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of October, A. D. 2024.

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Kristy Mims Glover**, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of October, A. D. 2024.

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:

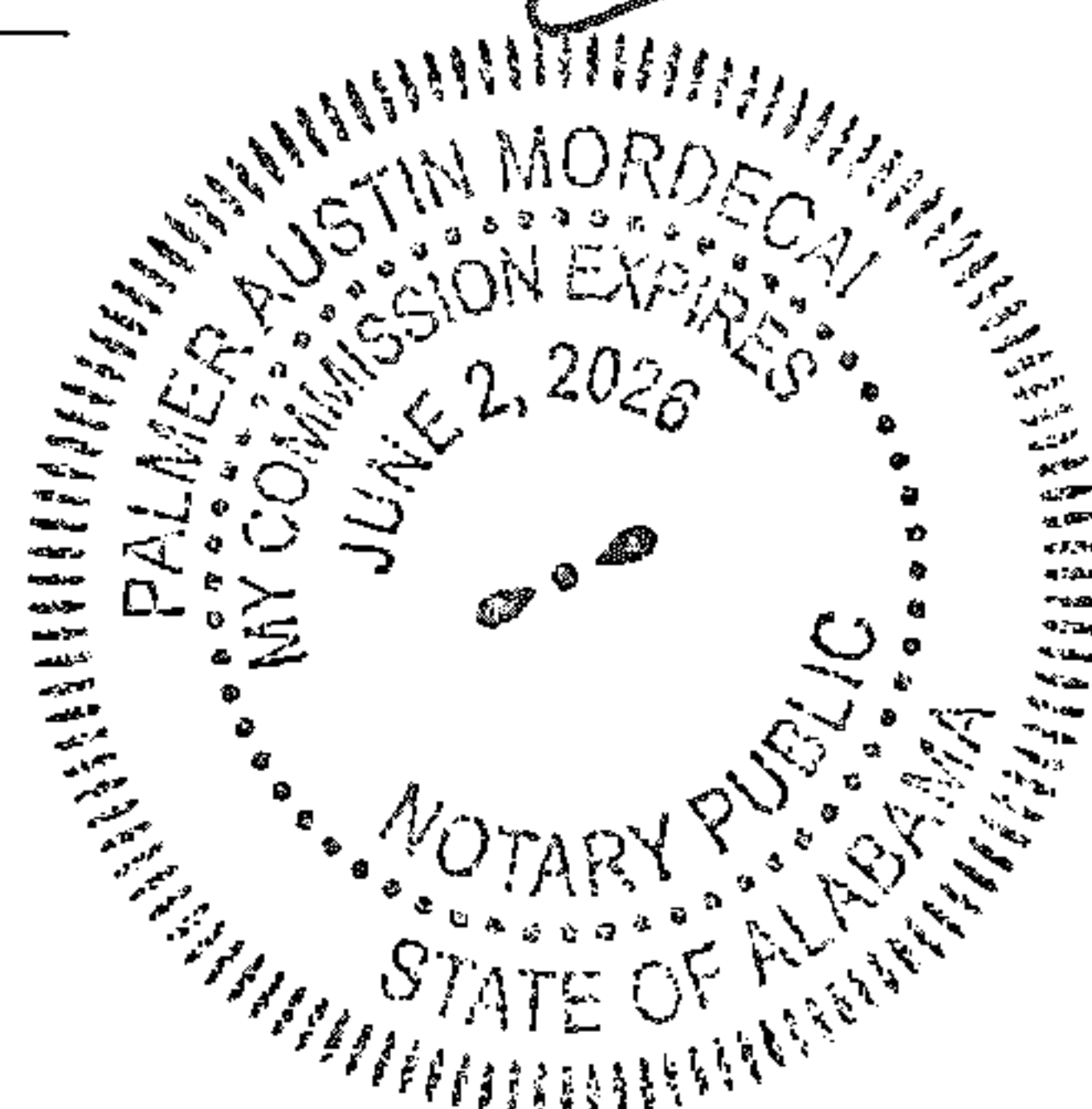


EXHIBIT A

Property 1:

Lot 1047, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 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
11/04/2024 01:08:36 PM
\$2313.00 BRITTANI
20241104000343670

General Warranty Deed – POA - JTROS (AL)

Allen S. Bayl