

Send Tax Notice to:
Yellow Hammer Properties Inc

PO Box 59443
Birmingham, AL 35259

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-8765

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** 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

Juanita Annette Thrasher and Kim Acton Woods, Personal Representatives of The Estate of Helen Drake Acton, deceased, Case No. PR-20240000981, an unmarried woman, (herein referred to as "Grantor," whether one or more), whose mailing address is

4515 Riverbirch Circle, Bessemer, AL 35022

by **Yellow Hammer Properties Inc** (herein referred to as "Grantee"), whose mailing address is

PO Box 59443, Birmingham, AL 35259

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4541 Old Caldwell Mill 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.

\$289,800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, its successors and/or assigns forever.

The Grantors does for herself, her heirs and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons:

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 4th day of November, 2024.

The Estate of Helen Drake Acton, deceased, Case No. PR-20240000981

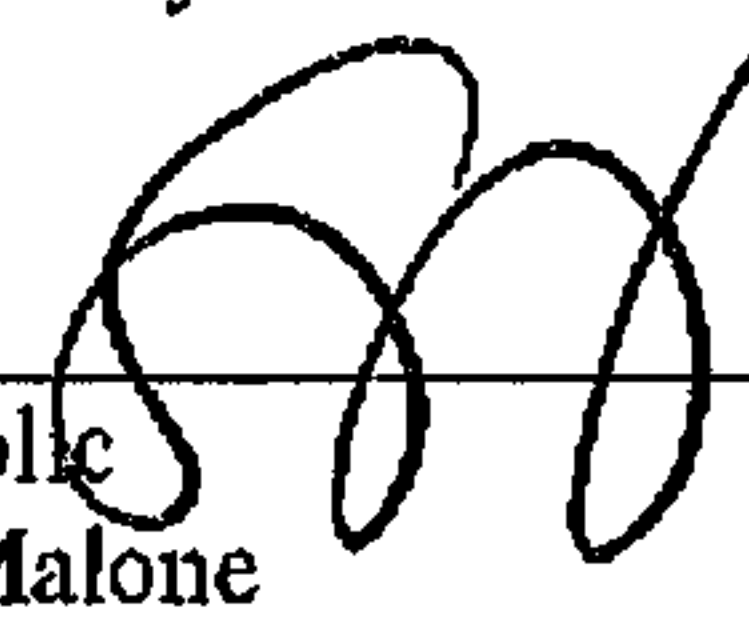
By: 
Juanita Annette Thrasher, Personal Representative

By: 
Kim Acton Woods, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Juanita Annette Thrasher, Personal Representative and Kim Acton Woods, Personal Representative**, whose names as **Personal Representatives of The Estate of Helen Drake Acton, deceased, Case No. PR-20240000981**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, with full authority on behalf of **The Estate of Helen Drake Acton, deceased, Case No. PR-20240000981**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2024.


Notary Public
Shami S. Malone
My Commission Expires: 11/3/2028

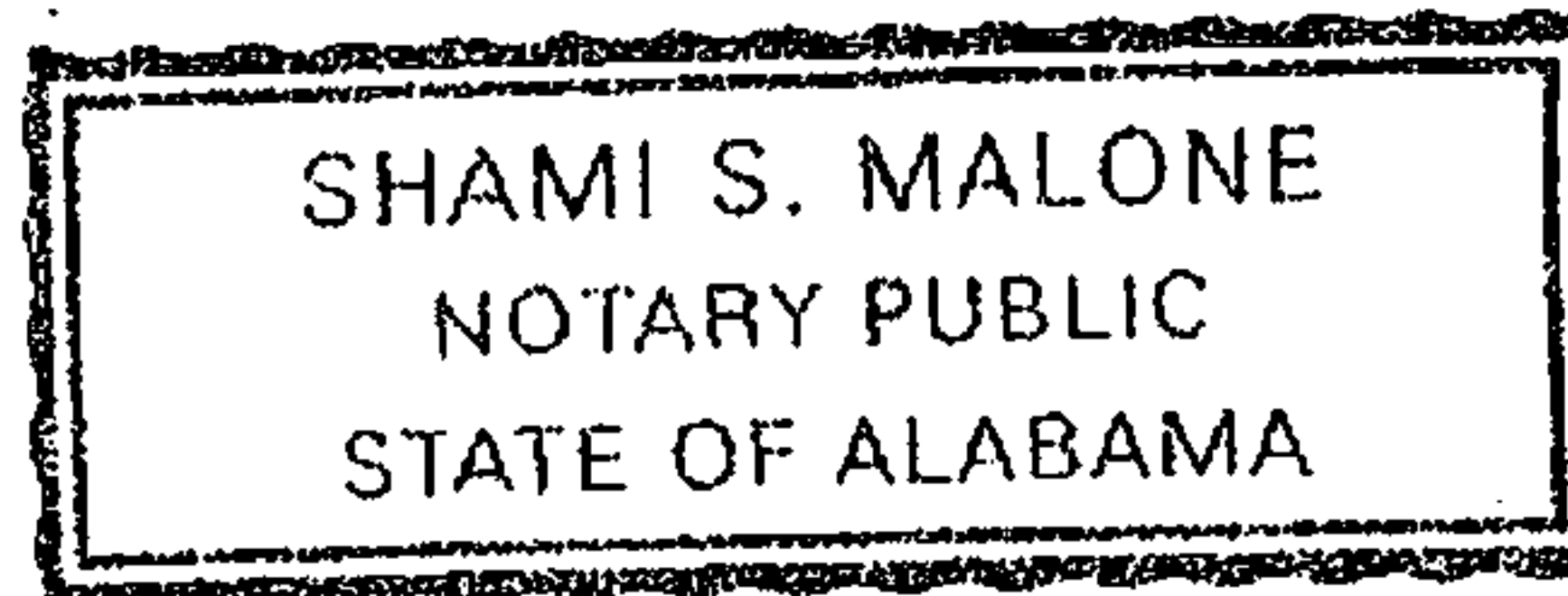
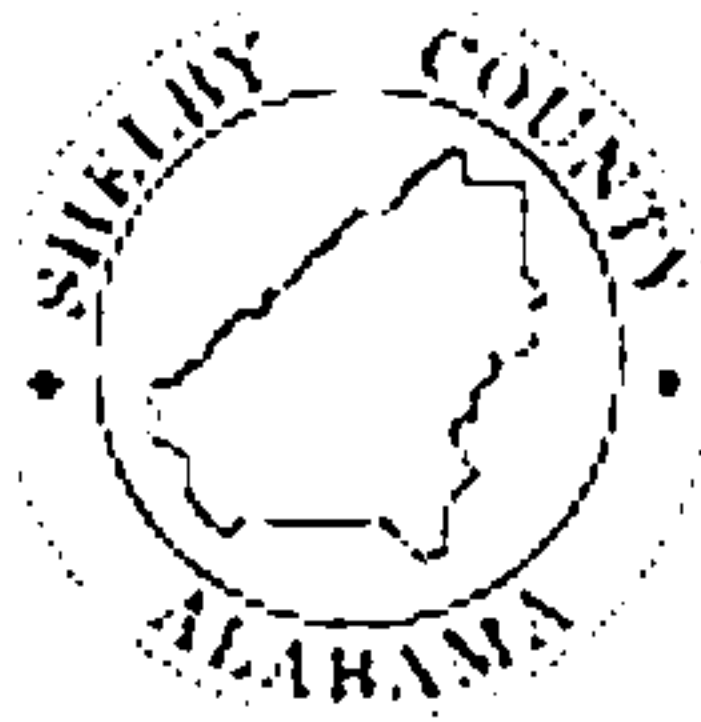


EXHIBIT A

Property 1:

Lot 6A, Block 1, according to a survey of Altadena Park as recorded in Map Book 5, Page 111, 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
11/05/2024 08:25:04 AM
\$30.00 DANIEL
20241105000344370

Allie S. Bayl