

Send Tax Notice to:
Eugenia McGhee
449 Savannah Cove
~~Calera, AL 35040~~

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-7460

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 (\$278,000.00)** 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 **Vikki Kelley, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

1529 manassas Dr Hixson TN 37343

by **Eugenia McGhee (herein referred to as "Grantee"),** whose mailing address is

6753 Lakes Edge Lane, Pinson, AL 35126

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 **449 Savannah Cove, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

Vikki Kelley is the surviving Grantee in that certain deed recorded at Instrument Number: 20241029000338050 Laverne Edward O'Loane having died on or about 10-10-2024.


The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

\$269,660.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 11 day of October,
2024.


Vikki Kelley

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Vikki Kelley 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 11th day of October, 2024.



Notary Public
My Commission Expires:

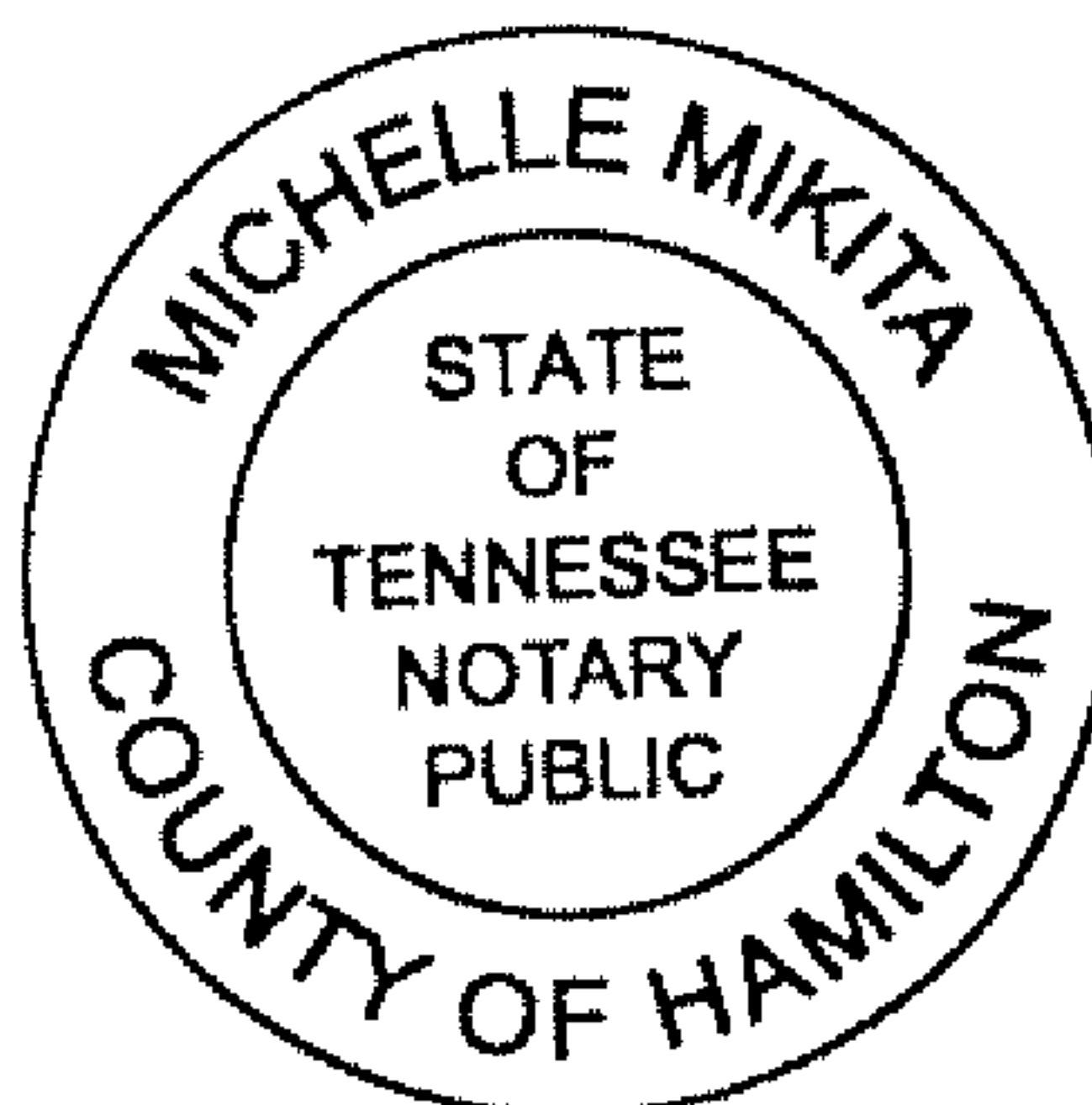


EXHIBIT A

Property 1:

Lot 526, according to the Survey of Savannah Pointe, Sector V, Phase II, as recorded in Map Book 30, Page 42 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 12:02:47 PM
\$306.00 DANIEL
20241105000344940

Allen S. Bayl