

Send Tax Notice to:
Josie Ellis and Blake Ellis
1303 Sequoia Trail
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-8745**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00) 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 **Thomas Foster Devine, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

169 Bluff View Drive, Ringgold, GA 30736

by **Josie Ellis and Blake Ellis (herein referred to as "Grantee," whether one or more)**, whose mailing address is 1303 Sequoia Trail, Alabaster, AL 35007

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 **1303 Sequoia Trail, Alabaster, AL 35007**, 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.

\$257,000.00 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 04 day of November 2024.

Thomas Foster Devine by Debora Palmer
Thomas Foster Devine by Debora Palmer, his Agent

State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public, hereby certify that **Debora Palmer**, whose name(s) is signed as Agent for **Thomas Foster Devine** 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 Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 04 day of November, A. D. 2024

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

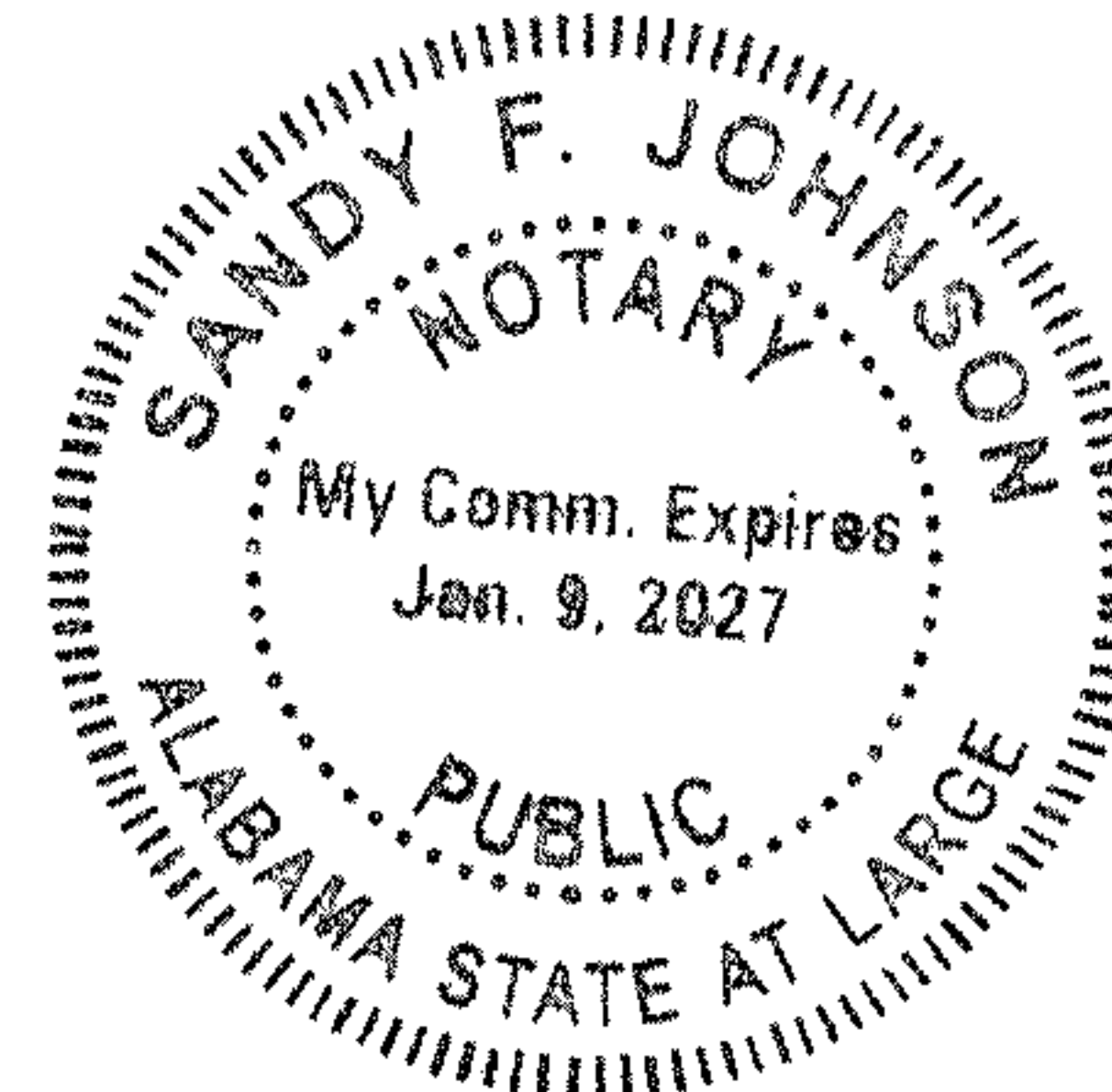


EXHIBIT A

Property 1:

Lot 7, according to the Survey of Navajo Hills, 8th Sector, as recorded in Map Book 9, Page 94, 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
11/06/2024 11:08:16 AM
\$293.00 JOANN
20241106000346100

Allen S. Bayl