

Send Tax Notice to:
Rory Lea Jensma and Daryl Dean
Jensma
624 Mayten Street

Santa Maria, CA 93458

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

File: PEL-24-8133

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$329,500.00)** 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 **William Patrick Springer and Cynthia Rosemarie Peterson Springer, Formerly Known As Cynthia R. Dickson, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1224 Old Oak Circle, Birmingham, AL 35235

by **Rory Lea Jensma and Daryl Dean Jensma (herein referred to as "Grantee," whether one or more)**, whose mailing address is

624 Mayten Street, Santa Maria, CA 93458

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 **4371 Old Cahaba Pkwy, Helena, AL 35080-8038**, 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.

\$263,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

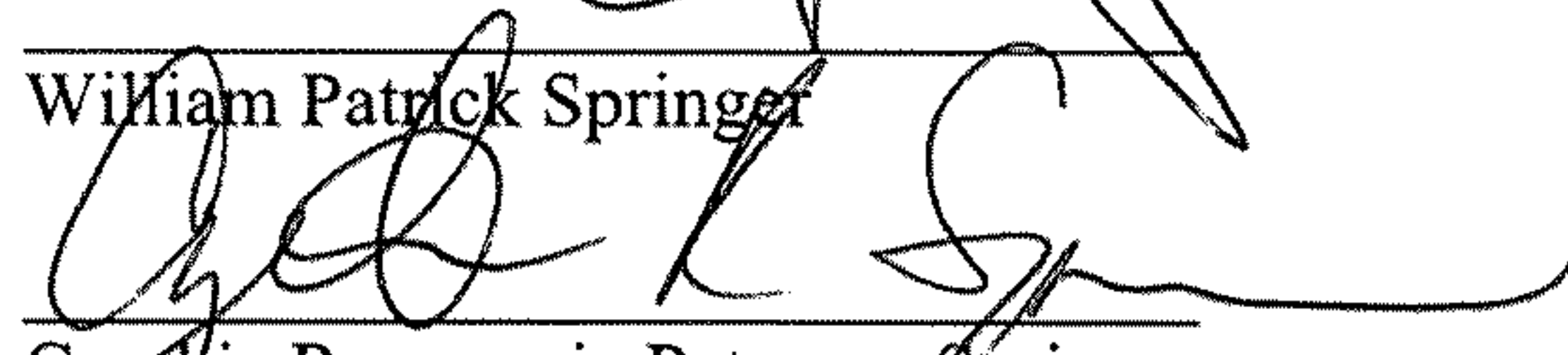
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 12 day of November, 2024.



William Patrick Springer

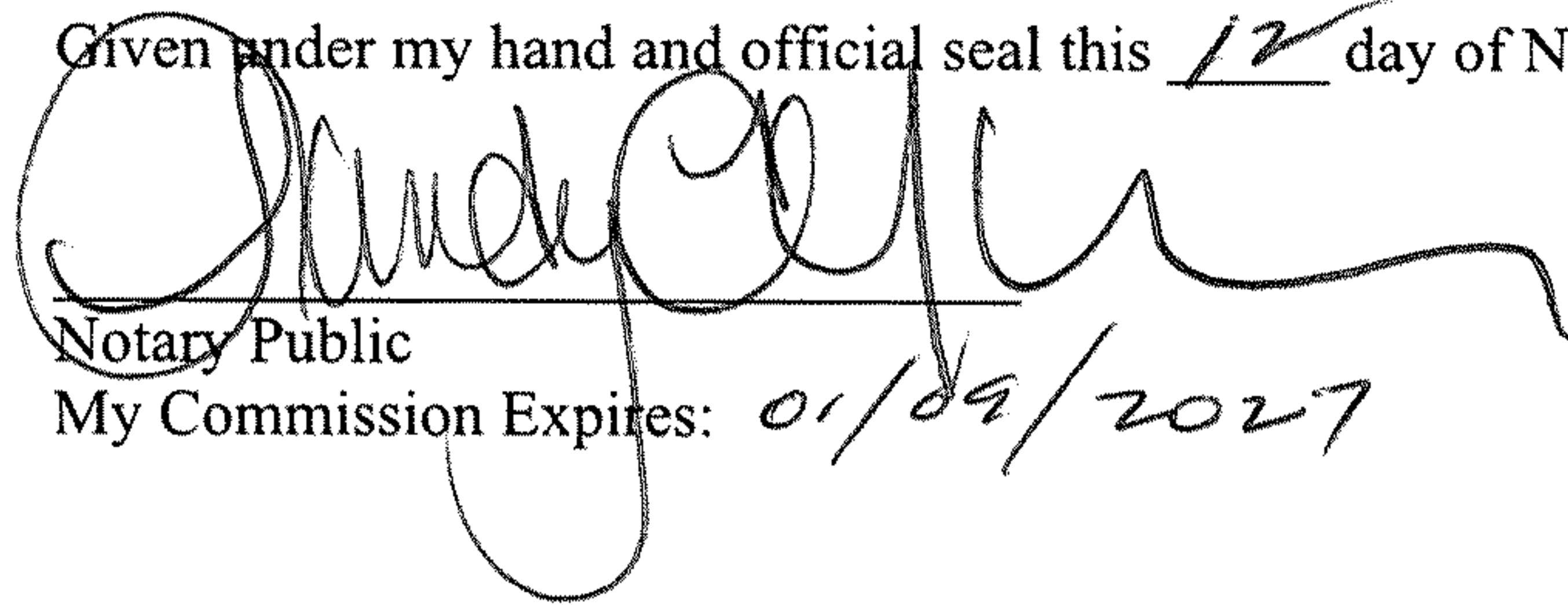


Cynthia Rosemarie Peterson Springer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that William Patrick Springer and Cynthia Rosemarie Peterson Springer 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 12 day of November, 2024.



Notary Public

My Commission Expires: 01/09/2027

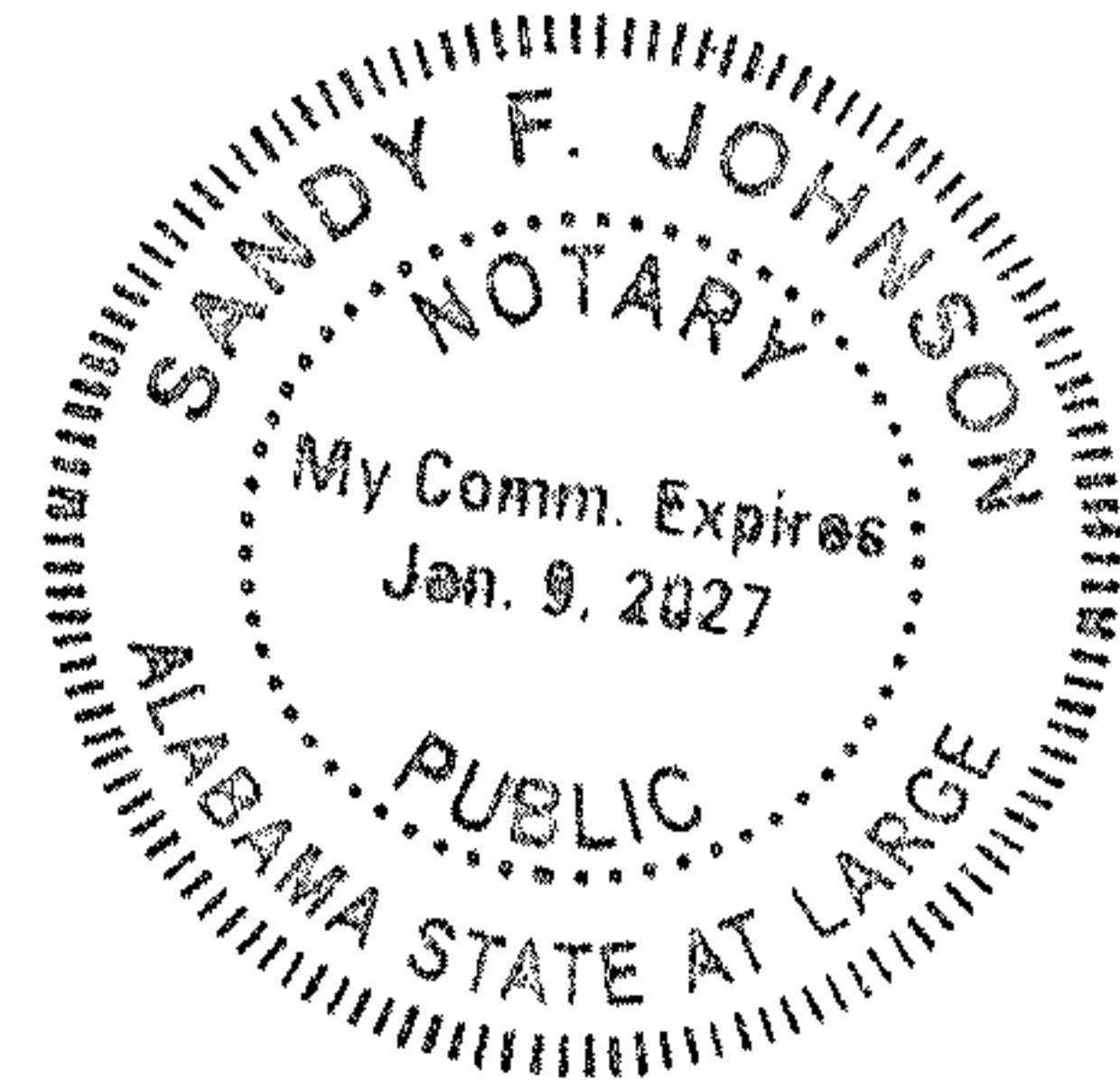
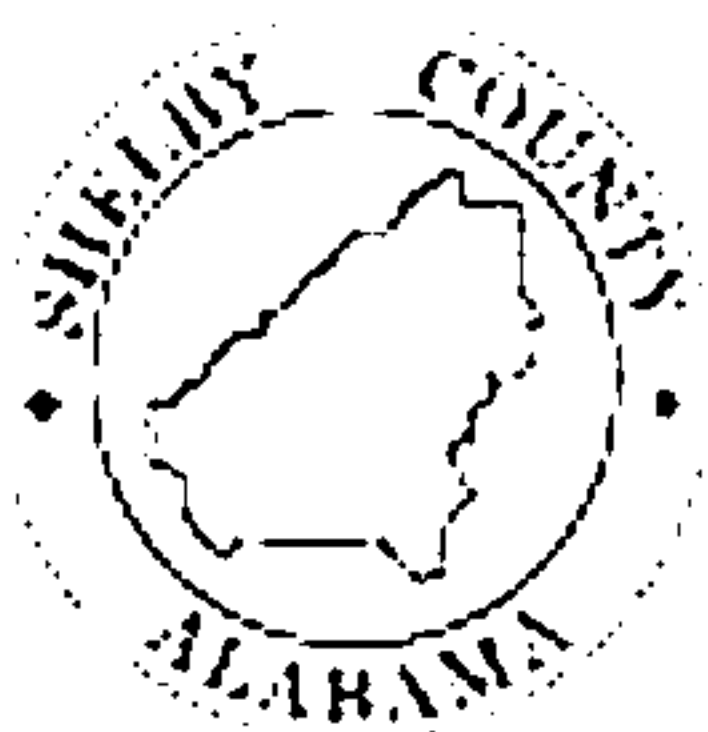


EXHIBIT A

Property 1:

Lot 2255, according to the Survey of Riverbend at Old Cahaba, as recorded in Map Book 44, Page 55, 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
11/15/2024 09:39:00 AM
\$95.00 JOANN
20241115000354500

Allen S. Bayl