

Send Tax Notice to:
Daniel Lee Logan and Jennifer R.
Logan
223 Anna Creek Dr.
Helena, AL 35080

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

File: **PEL-24-7794**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$529,900.00)** 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 **Brandon James Terrell, an unmarried person, and Jesslyn Paige Terrell, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2301 Buckingham Pl., Helena, AL 35080

by **Daniel Lee Logan and Jennifer R. Logan (herein referred to as "Grantee," whether one or more)**, whose mailing address is

223 Anna Creek Drive, Helena, AL 35080

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 **223 Anna Creek Dr, Helena, AL 35080**, 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.

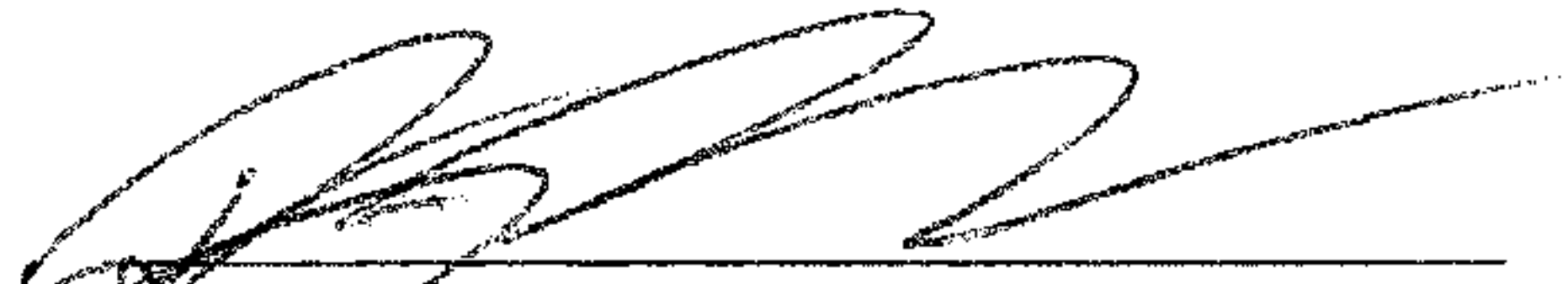
MINING AND MINERAL RIGHTS EXCEPTED.

\$476,414.00 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 18th day of November, 2024.



Brandon James Terrell

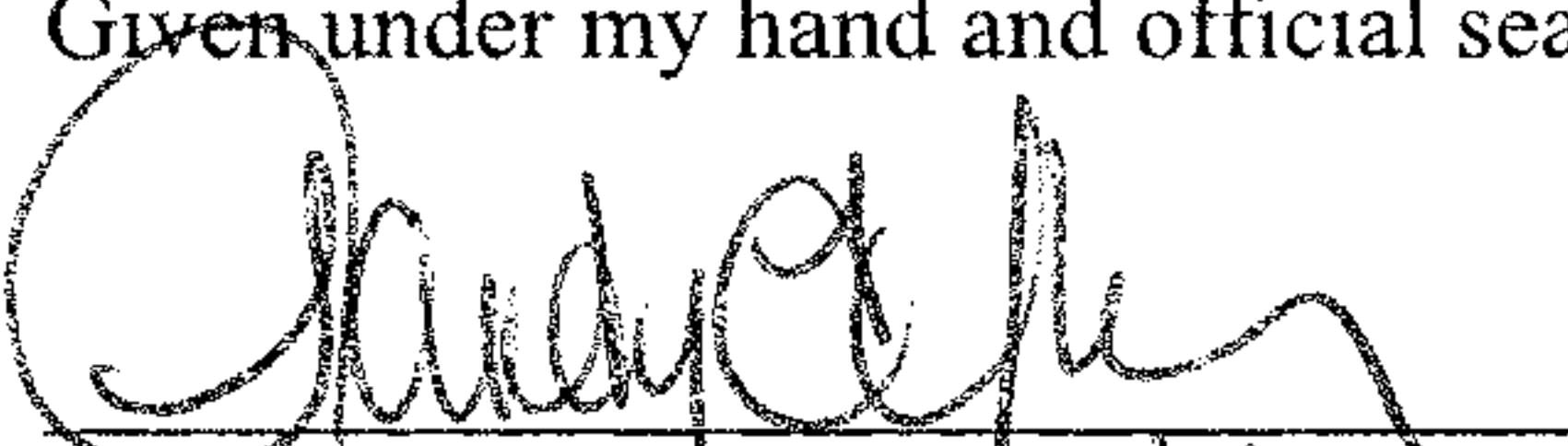


Jesslyn Paige Terrell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandon James Terrell and Jesslyn Paige Terrell 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 18th day of November, 2024.



Notary Public
My Commission Expires: 1/9/2027

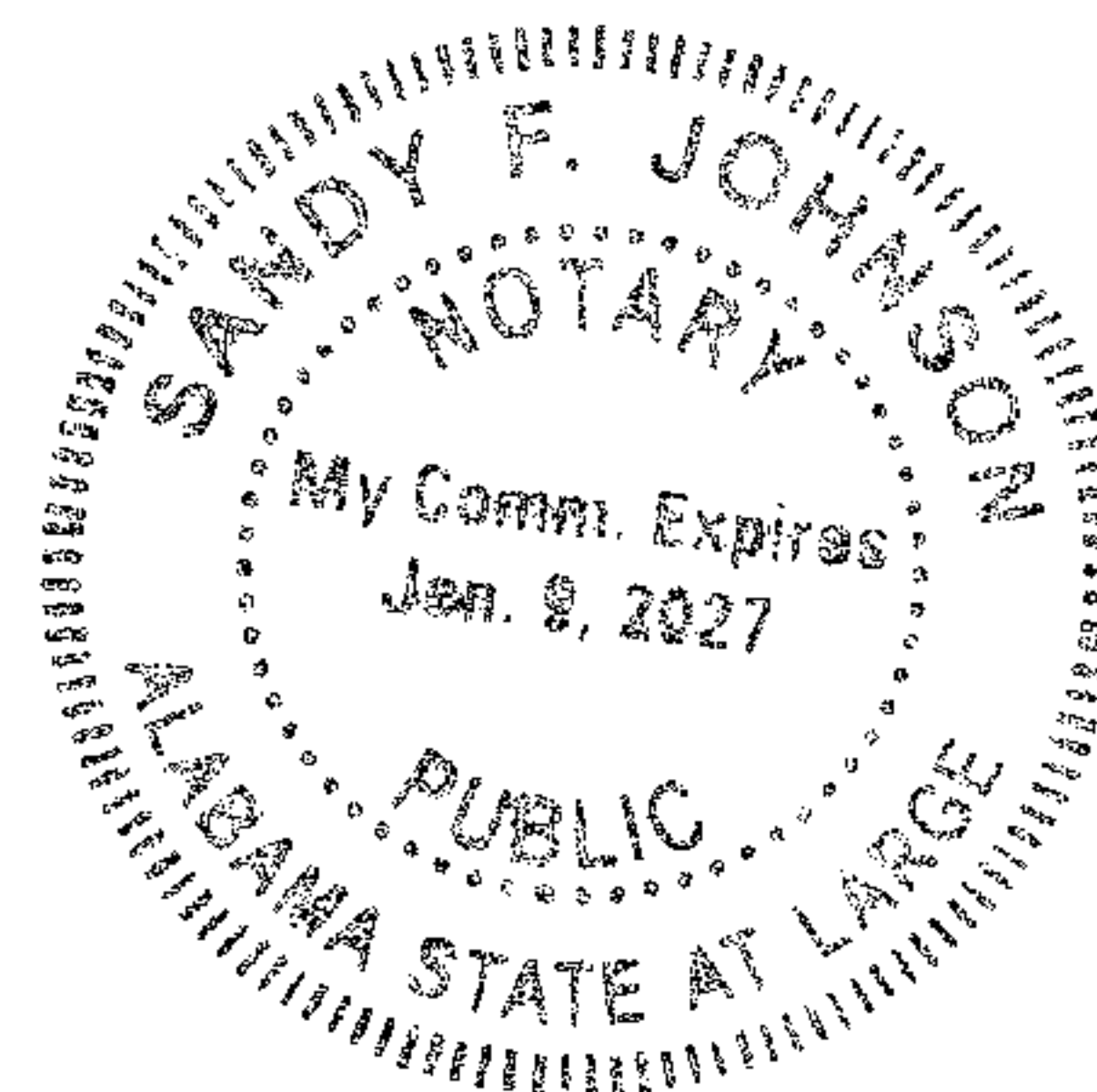


EXHIBIT A

Property 1:

Lot 35, according to the Survey of Creekwater Phase Two B, as recorded in Map Book 42, Page 69, in the Probate Office of Shelby County, Alabama.

ADDENDUM TO TRANSFER DEED - VA ASSUMPTION CLAUSE:

The Grantees, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by the mortgage (or deed of trust) made by BRANDON JAMES TERRELL and JESSLYN PAIGE TERRELL (original borrower) to *Primelending, A Plainscapital Company* (original lender). This mortgage is recorded in the office of *Shelby County, Alabama* in Recording No.20220307000095270: For the same consideration Grantees also agree to assume the obligations of BRANDON JAMES TERRELL (Name of veteran) under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs (VA) to the extent of any claim payment arising from the guaranty or insurance of the indebtedness mentioned above. This liability to VA is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2024 08:19:44 AM
\$561.00 PAYGE
20241120000359720

Allen S. Bayl