

SEND TAX NOTICE TO:
John R. Preston and Lauren Preston
2020 Trammell Chase Drive
Hoover, AL 35244

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-350

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE THOUSAND ONE HUNDRED AND 00/100 (\$3,100.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Misty M. Glass and Kevin Glass, a married couple**, whose address is 2016 Trammell Chase Drive, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **John R. Preston and Lauren Preston**, whose address is 2020 Trammell Chase Drive, Hoover, AL 35244, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **John R. Preston and Lauren Preston, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, to-wit:

BEGIN AT A FOUND 1/2" REBAR BEING THE NORTHWEST CORNER OF LOT 15 OF CHASE PARK ESTATES AS RECORDED IN MAP BOOK 11, PAGE 39 AND THE SOUTHWEST CORNER OF LOT 1 OF HARVEY'S ADDITION TO RIVERCHASE AS RECORDED IN MAP BOOK 14, PAGE 97 IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE NORTH BOUNDARY OF SAID LOT 15 AND THE SOUTH BOUNDARY OF SAID LOT 1 S 89°24'05" E FOR A DISTANCE OF 241.39' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA- 1084-LS"; THENCE LEAVING SAID NORTH BOUNDARY OF LOT 15 AND SAID SOUTH BOUNDARY OF LOT 1, RUN N 87°02'56" W FOR A DISTANCE OF 241.63' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA-1084-LS" ON THE EASTERLY RIGHT OF WAY OF TRAMMEL CHASE DRIVE (60' R.O.W.); THENCE RUN S 00°23'29" W ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 9.92' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.03 ACRES, MORE OR LESS.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.


No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

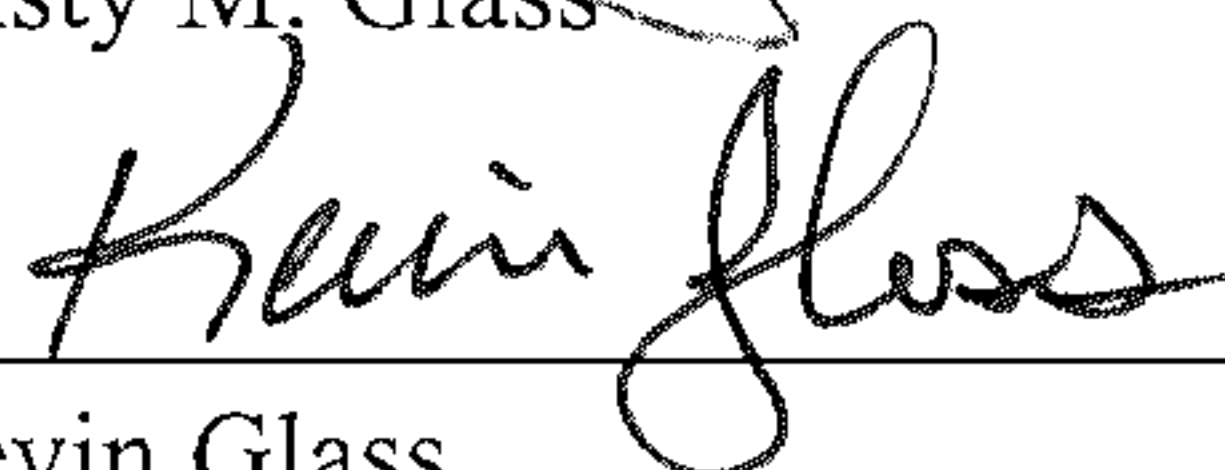
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor, has caused this conveyance to be executed on this 21st day of November, 2024.

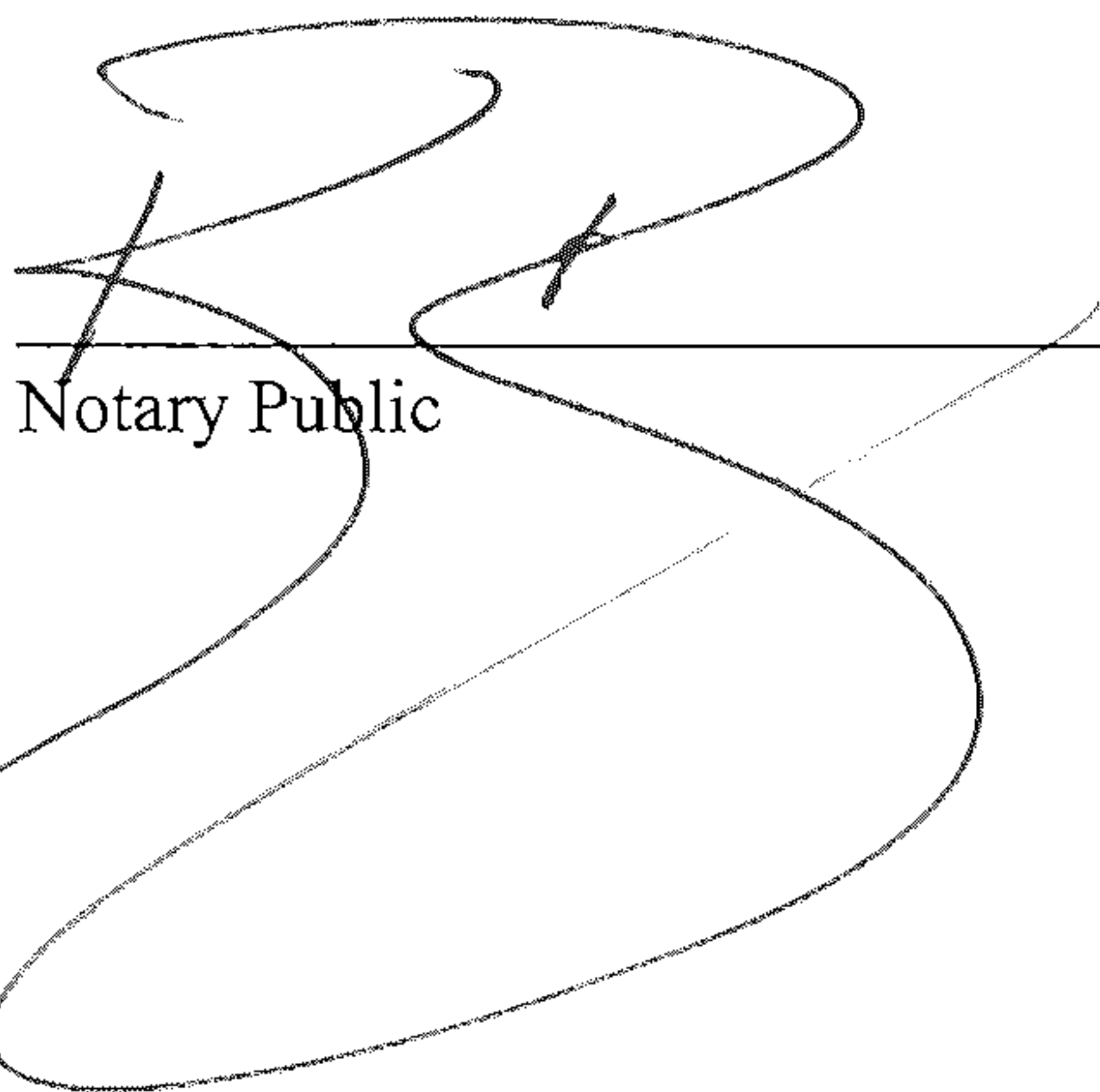

Misty M. Glass

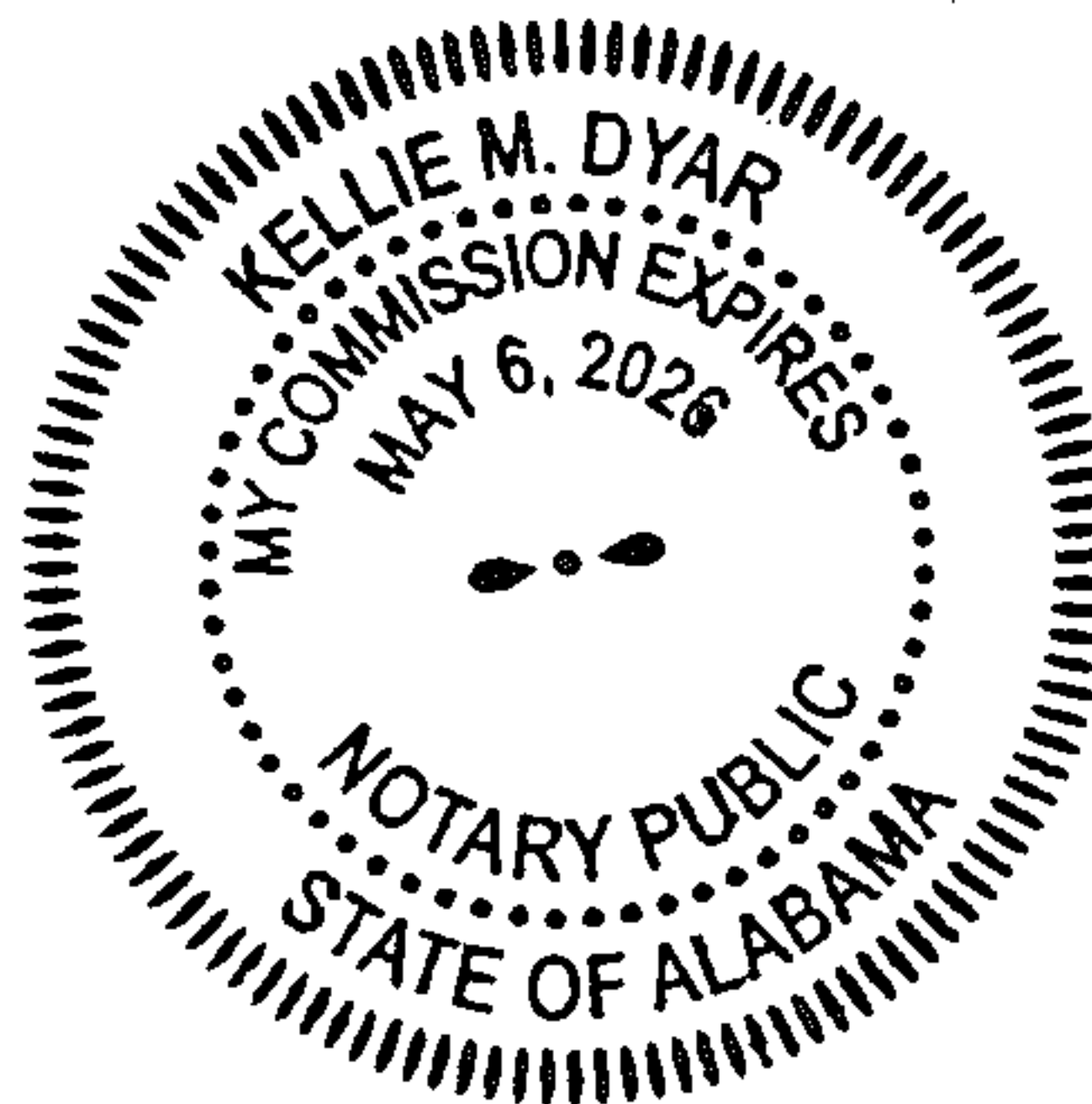

Kevin Glass

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Misty M. Glass and Kevin Glass, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of November, 2024.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2024 10:56:06 AM
\$31.50 JOANN
20241125000364800

