

Send Tax Notice to:
Robert K. Savage and Michelle T.
Savage
134 Loon Drive
Wilsonville, AL 35186

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

File: **PEL-24-9256**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINE HUNDRED TEN THOUSAND AND 00/100 (\$910,000.00) 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

David L. Zerngast and Janet L. Zerngast, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

1265 Dorado Way, Gulf Shores, AL 36542

by **Robert K. Savage and Michelle T. Savage (herein referred to as "Grantee," whether one or more)**, whose mailing address is

134 Loon Dr, Wilsonville, AL 35186-4102

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 **134 Loon Dr, Wilsonville, AL 35186-4102**, 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.

\$510,000.00 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.

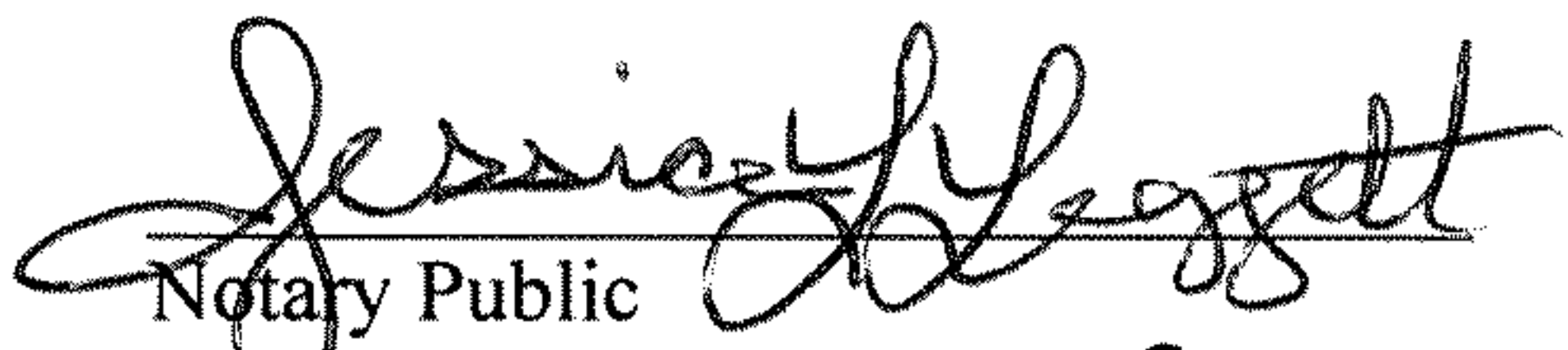
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15th day of November, 2024.


David L. Zerngast

Janet L. Zerngast

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that David L. Zerngast and Janet L. Zerngast 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 15th day of November, 2024.


Notary Public
My Commission Expires: 9-20-2025

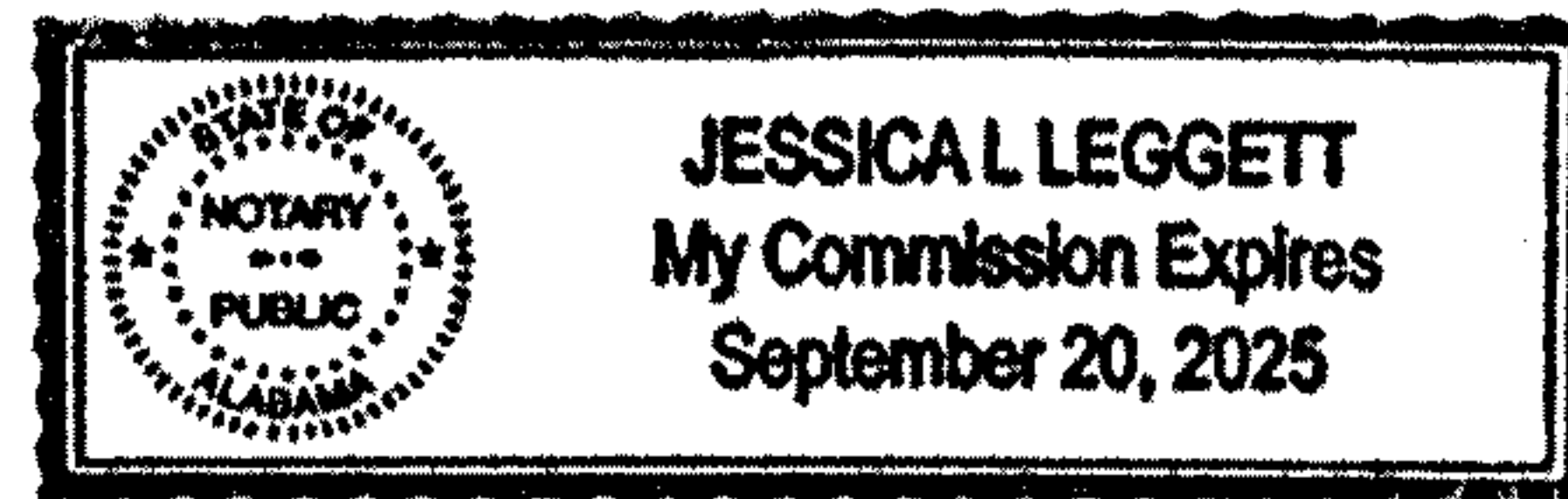


EXHIBIT A

Property 1:

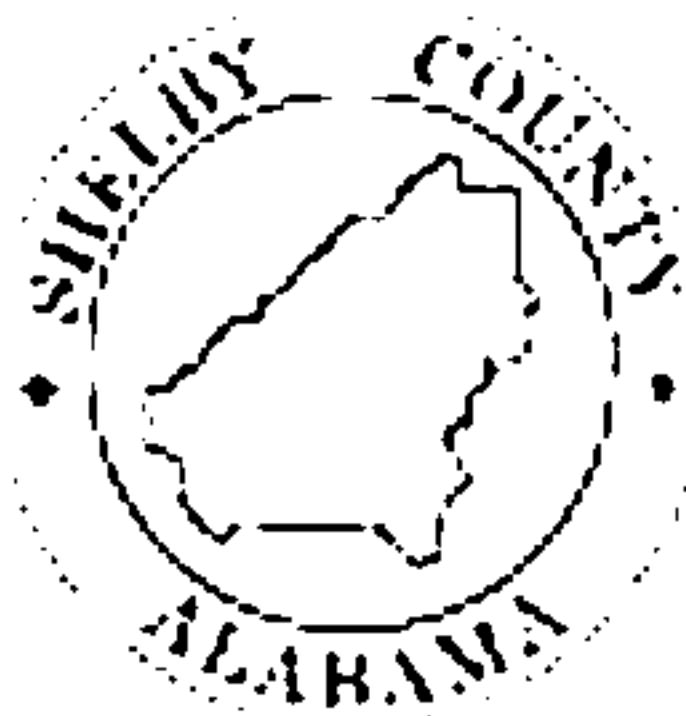
PARCEL 1:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN S00 DEGREES, 10 MINUTES W FOR 745.89 FEET; THENCE RUN S 56 DEGREES, 18 MINUTES E FOR 880.45FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE FOR 421.68 FEET TOTHE WEST BANK OF COOSA RIVER; THENCE RUN N 23 DEGREES, 36 MINUTES E ALONG THE BANK OF SAIDRIVER FOR 208.54 FEET; THENCE RUN N 68 DEGREES, 05 MINUTES W FOR 236.32 FEET; THENCE RUN N 36DEGREES, 00 MINUTES W FOR 250.0 FEET; THENCE RUN S 17 DEGREES, 32 MINUTES W FOR 253.83 FEET TO THE POINT OF BEGINNING.

ALSO, A 30-FOOT-WIDE EASEMENT FOR INGRESS AND EGRESS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN S 00 DEGREES, 10 MINUTES W FOR 745.89 FEET, THENCE RUN S 56 DEGREES, 18 MINUTES E FOR 880.45FEET; THENCE RUN N 17 DEGREES, 32 MINUTES, E FOR 235.18 TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30-FOOT EASEMENT; THENCE RUN N 36 DEGREES, 00 MINUTES W FOR 453.1 FEET TO THEPOINT OF ENDING AND LYING IN SHELBY COUNTY, ALABAMA.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 EAST, THENCE S00 DEGREES 10 MINUTES 00 SECONDS W A DISTANCE OF 745.88 FEET; THENCE S 56 DEGREES 18 MINUTES00 SECONDS E A DISTANCE OF 836.06 FEET TO POINT OF BEGINNING; THENCE S 56 DEGREES 18 MINUTES 00SECONDS E A DISTANCE OF 475.07 FEET; THENCE N 72 DEGREES 58 MINUTES 15 SECONDS W A DISTANCE OF 214.81 FEET; THENCE N 48 DEGREES 40 MINUTES 13 SECONDS W A DISTANCE OF 16.16 FEET; THENCE N87 DEGREES 35 MINUTES 58 SECONDS W A DISTANCE OF 26.46 FEET; THENCE N 68 DEGREES 23 MINUTES 11SECONDS W A DISTANCE OF 26.03 FEET; THENCE N 52 DEGREES 55 MINUTES 22 SECONDS W A DISTANCE OF 265.20 FEET; THENCE S 72 DEGREES 14 MINUTES 22 SECONDS W A DISTANCE OF 31.78 FEET; THENCE N 41DEGREES 39 MINUTES 02 SECONDS W A DISTANCE OF 25.15 FEET; THENCE N 85 DEGREES 30 MINUTES 37SECONDS E A DISTANCE OF 131.90 FEET; WHICH IS THE POINT OF BEGINNING SITUATED AND LYING INSHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2024 08:36:07 AM
\$428.00 DANIEL
20241126000365820

Allen S. Boyd