

Send Tax Notice to:

Micah D. Grayson

248 Stonebriar Drive
Calera, AL 35040

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-10742

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWENTY TWO THOUSAND AND 00/100 (\$22,000.00)** 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

Jonathan Riggs Cantrell and Alice Koestler Cantrell, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

345 Panoramic Circle, Warrior, AL 35180

by **Micah D. Grayson (herein referred to as "Grantee"),** whose mailing address is

248 Stonebriar Drive, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **401 Perkins**

Landing Cove, Columbiana, AL 35051,

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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 30 day of December, 2024.



Jonathan Riggs Cantrell


Alice Koestler Cantrell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jonathan Riggs Cantrell and Alice Koestler Cantrell 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 30 day of December, 2024.


Notary Public
My Commission Expires:

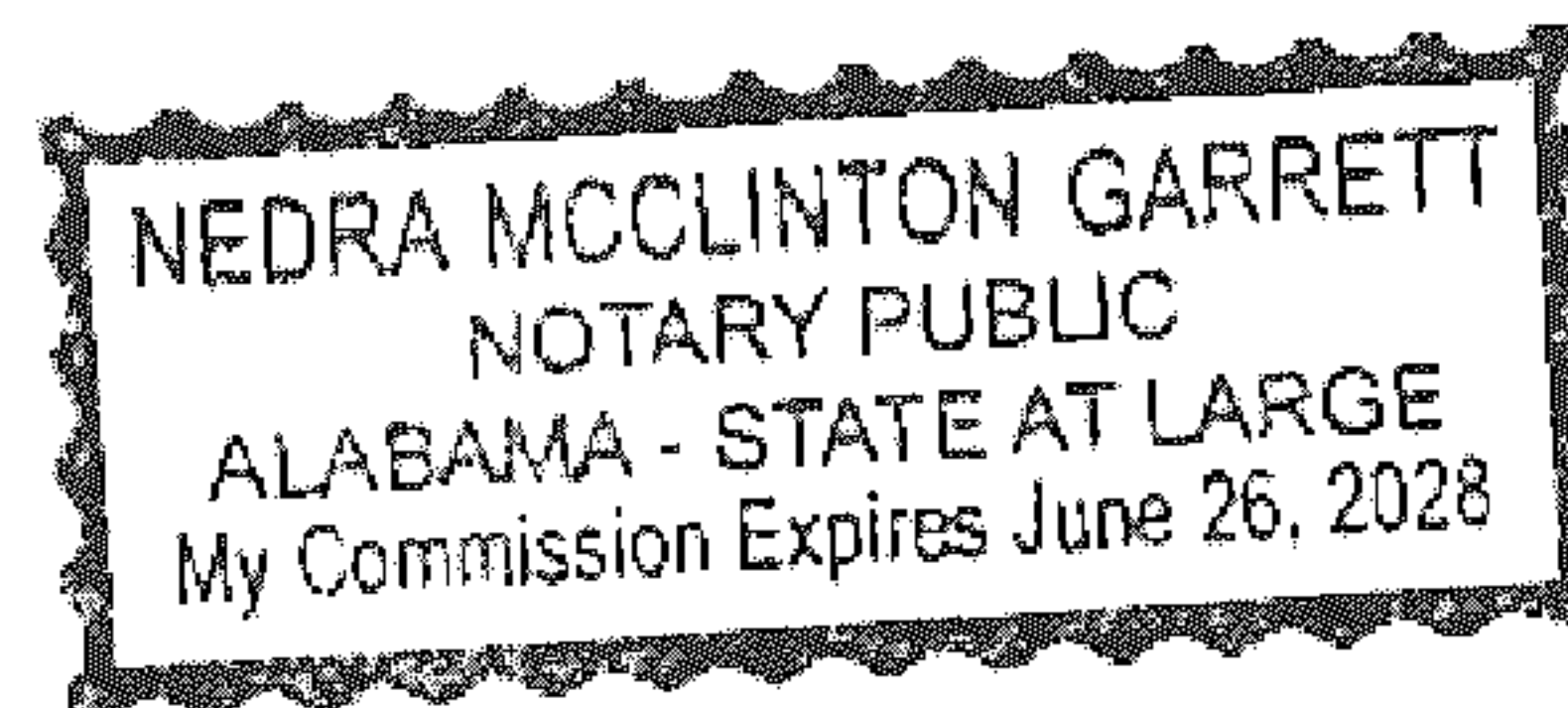


EXHIBIT A**Property 1:**

Lot 37A, according to the map and plat of A Resurvey of Lots 29, 24, 36-A and 37 of Perkins Landing Sector 2, as recorded in Map Book 45, Page 2, in the Probate Office of Shelby County, Alabama, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded Instrument No. 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, recorded in Instrument No. 2000-24648, In the Probate Office of Shelby County, Alabama together with an undivided 1/51 Interest In the common elements of Perkins Landing Sector 18 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins landing Sectors 1 & 2, a Condominium, recorded In Map Book 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E, as recorded In Map Book 27, Page 130, 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
01/02/2025 08:05:14 AM
\$50.00 JOANN
20250102000000010

Allen S. Boyd