

Send Tax Notice to:
Rachel Ann Sanders and Peggy
Curtiss
198 Lake Drive
Shelby, AL 35143

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

File: PEL-24-9694

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00) 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

Eric Blaine Arrowood, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

2071 Tudor Lane Moody, AL 35004

by **Rachel Ann Sanders and Peggy Curtiss (herein referred to as "Grantee," whether one or more)**, whose mailing address is

10750 North Main Street, Wilsonville, AL 35186

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 **198 Lake Drive, Shelby, AL 35143**, 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.

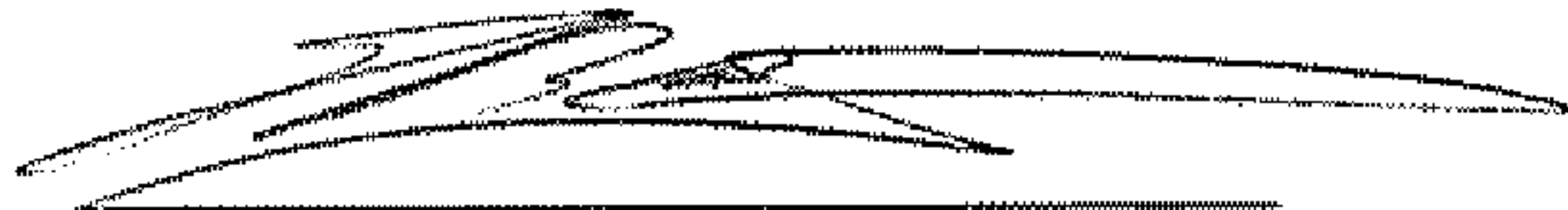
The above-described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

Sale includes a 1999 Palm Harbor Homes, Inc. Mobile Home, Serial Number: PH232890A&B, Model: S2348B.

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 30th day of December, 2024.

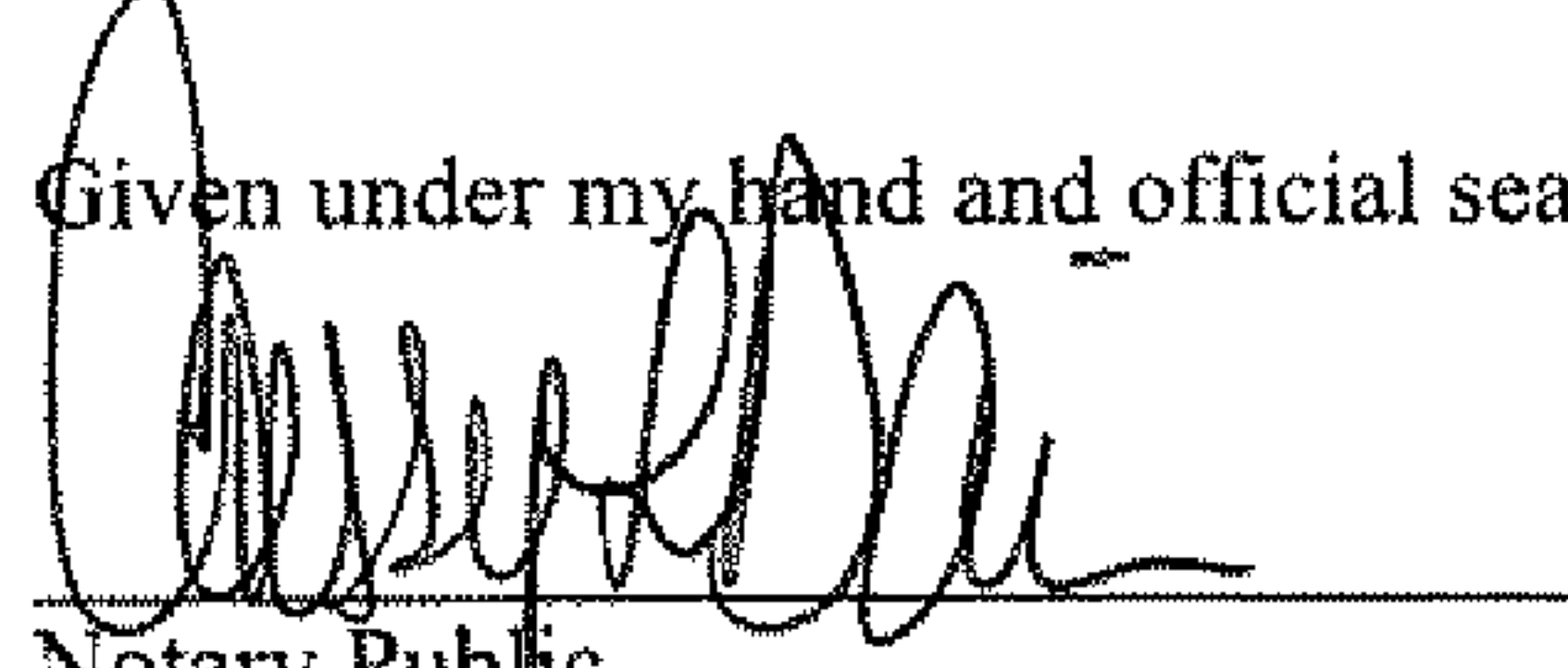


Eric Blaine Arrowood

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric Blaine Arrowood 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 30th day of December, 2024.



Notary Public

My Commission Expires: 5/2/2026

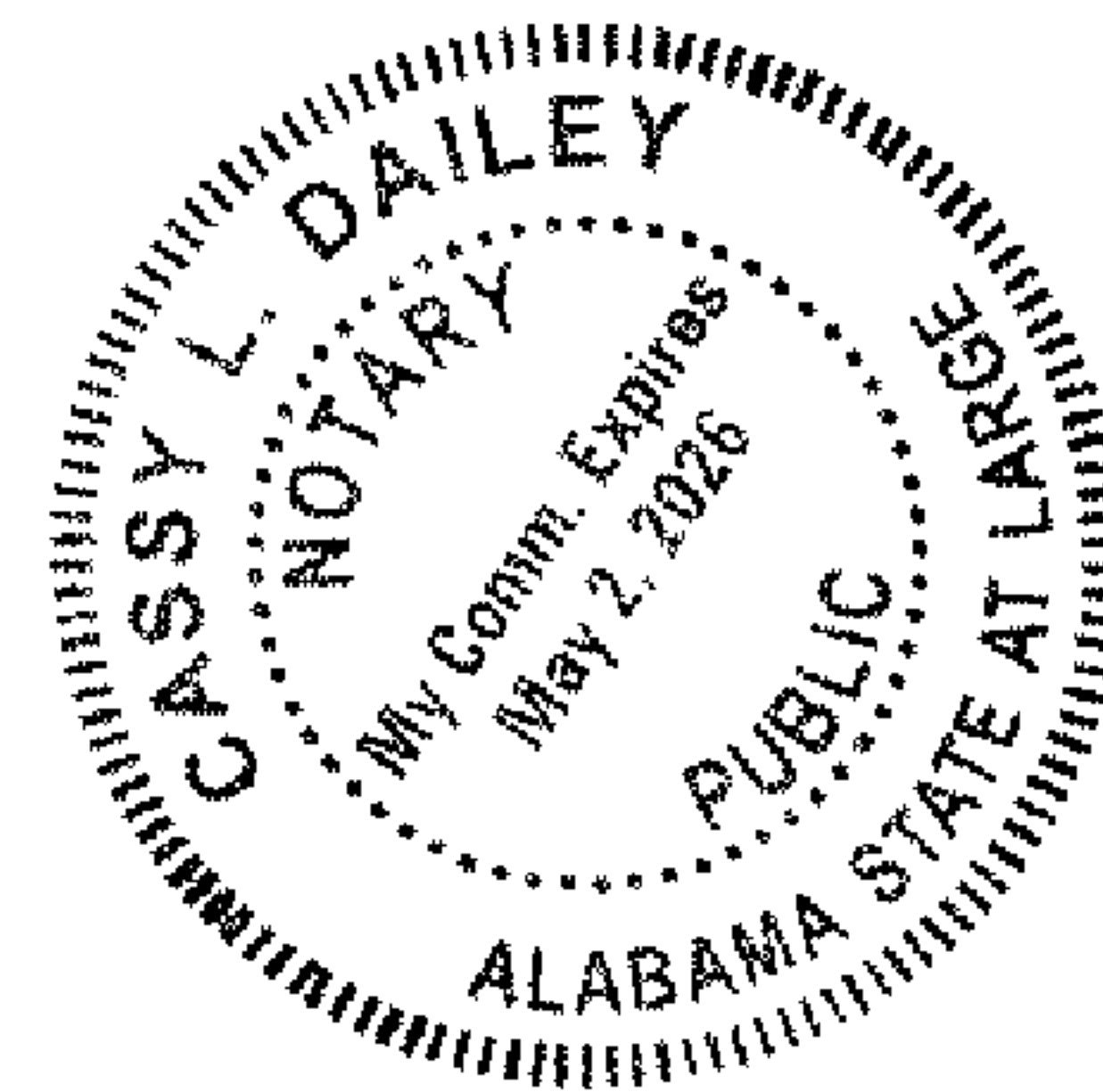


EXHIBIT A

Property 1:

Lot 1, according to the Survey of Lake Meadows Estates, as recorded in Map Book 22, Page 16, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2025 12:32:25 PM
\$78.00 JOANN
20250114000013070

Allen S. Bayl