

Send Tax Notice to:
Allyson L. Euerle and Crystal S.
Woods
420 Ramsgate Drive
Maylene, AL 35114

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

File: **PEL-24-10663**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY THOUSAND AND 00/100 (\$380,000.00)** 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 **Leigh Ann Arrington, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2108 Grey Oaks Terrace, Pelham, AL 35124

by **Allyson L. Euerle and Crystal S. Woods (herein referred to as "Grantee," whether one or more)**, whose mailing address is

420 Ramsgate Drive, Maylene, AL 35114

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 **420 Ramsgate Drive, Maylene, AL 35114**, 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.

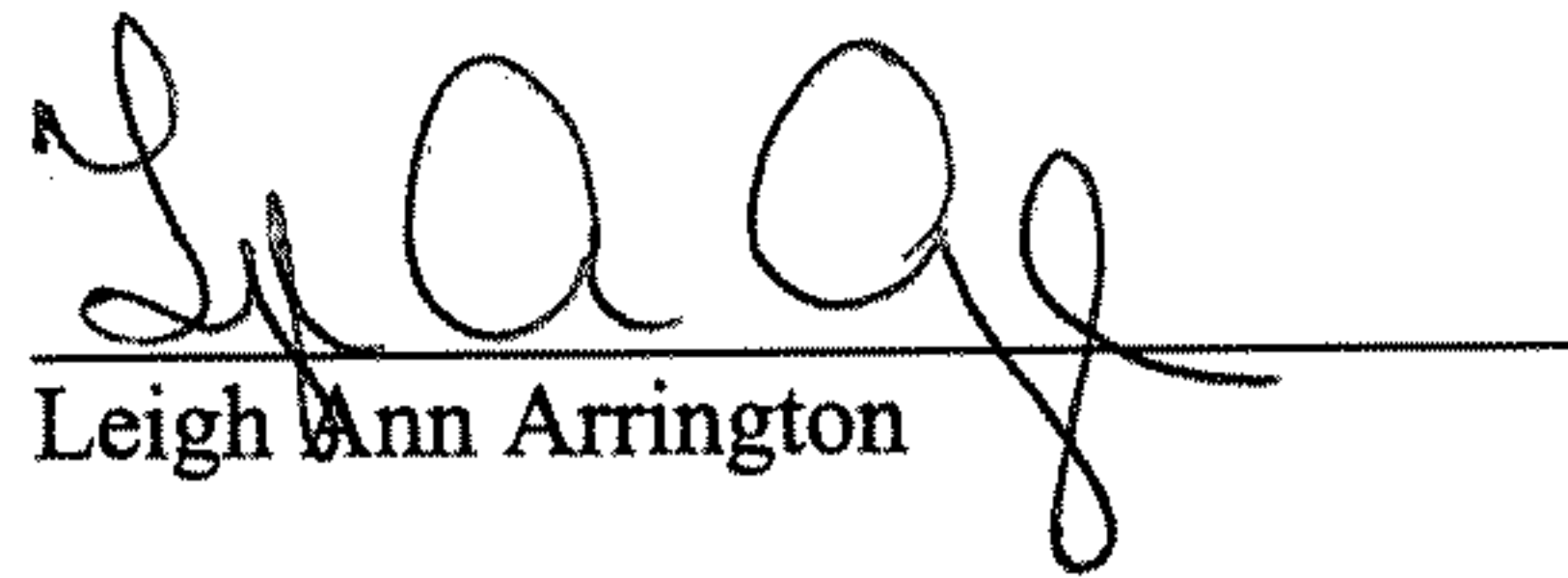
\$380,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

The property herein conveyed does not constitute the homestead of the spouse of the Grantor, neither is it contiguous thereto.

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.

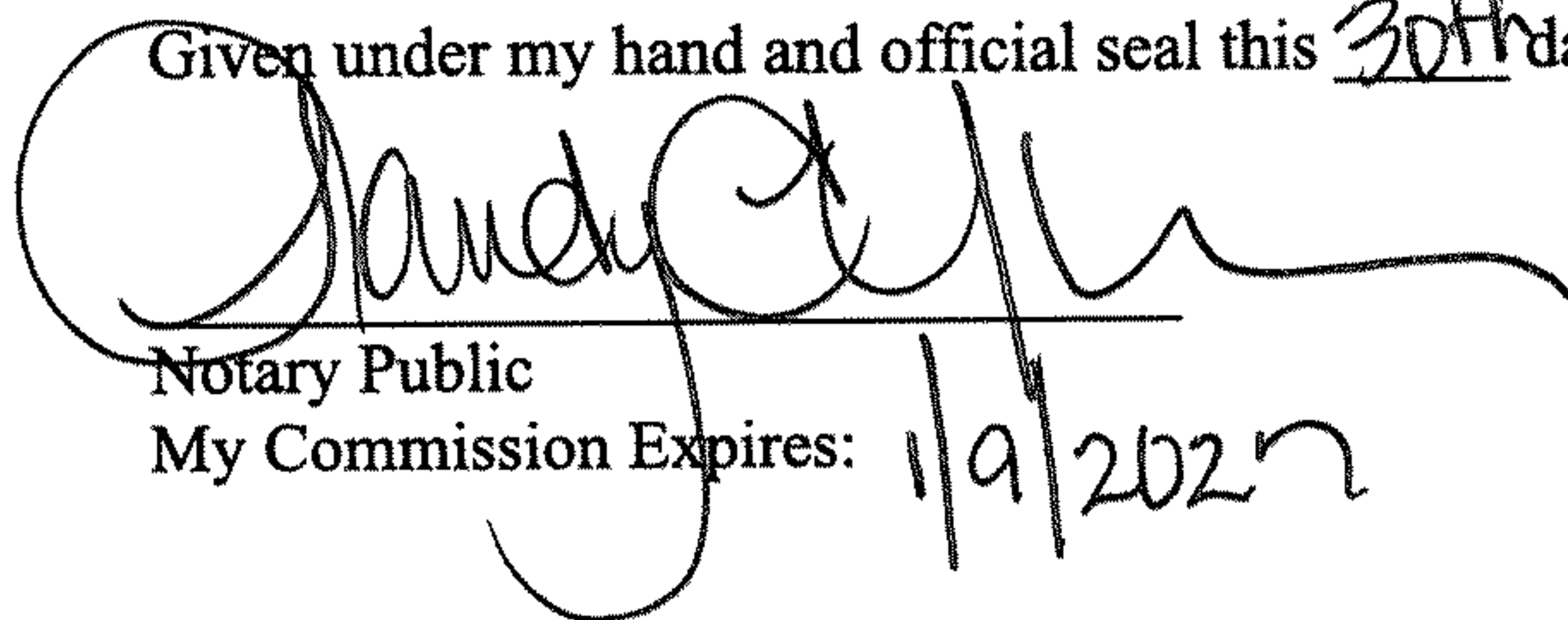
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30th day of January, 2025


Leigh Ann Arrington

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Leigh Ann Arrington 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 January, 2025.


Notary Public
My Commission Expires: 1/9/2027

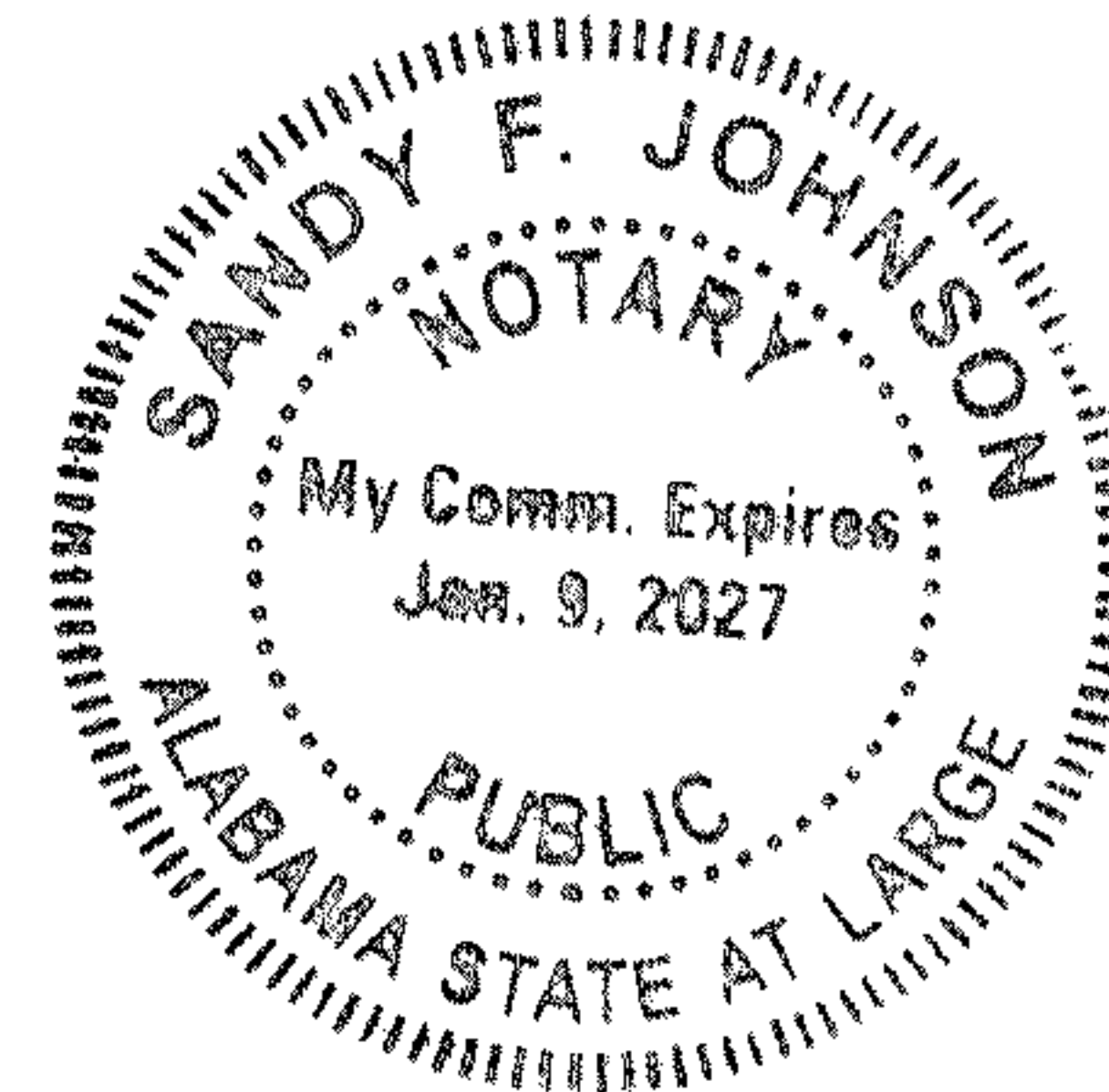
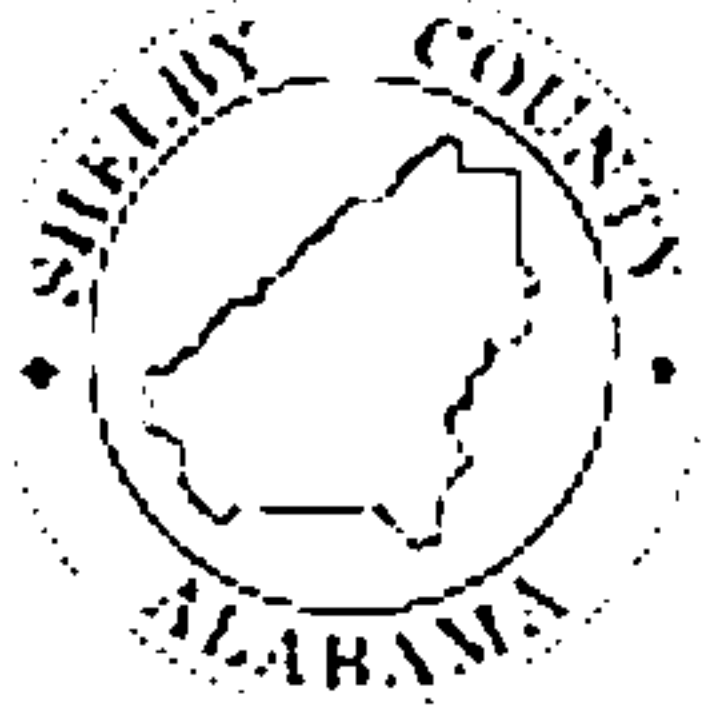


EXHIBIT A

Property 1:

Lot 371, according to the Map and Survey of Cedar Grove at Sterling Gate Sector 2, Phase 12A, as recorded in Map Book 38, Page 45, 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
02/04/2025 02:33:15 PM
\$29.00 PAYGE
20250204000034570

Alli S. Bayl