

Send Tax Notice to:  
William McGehee Thomas and  
Hannah Stark Thomas  
1947 Blackridge Rd.  
Hoover, AL 35244

This Instrument Prepared By:  
Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-25-377

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **NINE HUNDRED NINETY THOUSAND AND 00/100 (\$990,000.00)** 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 **Joseph Steven O'Donnell, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

5675 BROOKS COVE, HOOVER, AL 35244

by **William McGehee Thomas and Hannah Stark Thomas (herein referred to as "Grantee," whether one or more),** whose mailing address is

1947 Blackridge Road, Helena, AL 35080

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 **1947 Blackridge Road, Hoover, AL 35244,** 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.

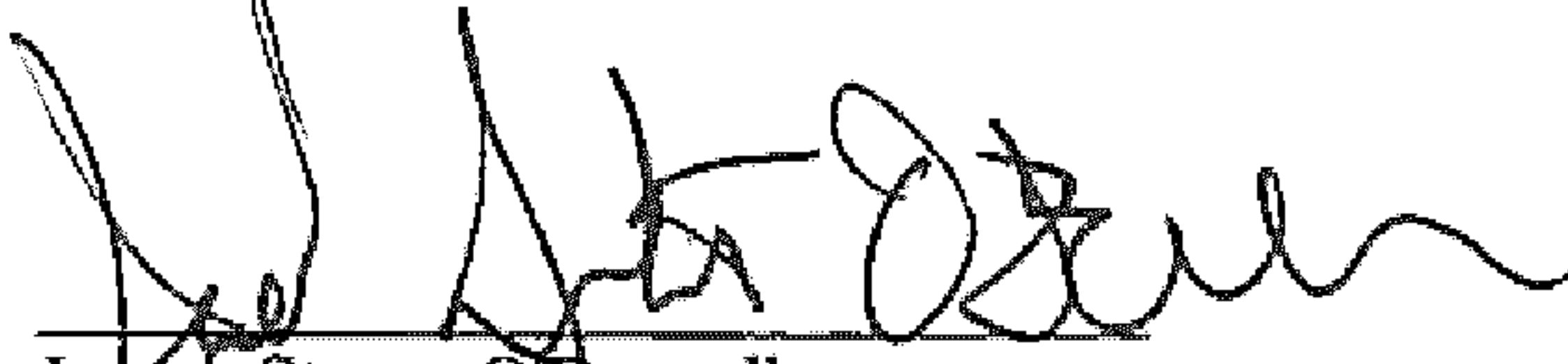
**This property is not the homestead of the grantor nor that of their spouse.**

**\$792,000.00 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 7 day of February, 2025.

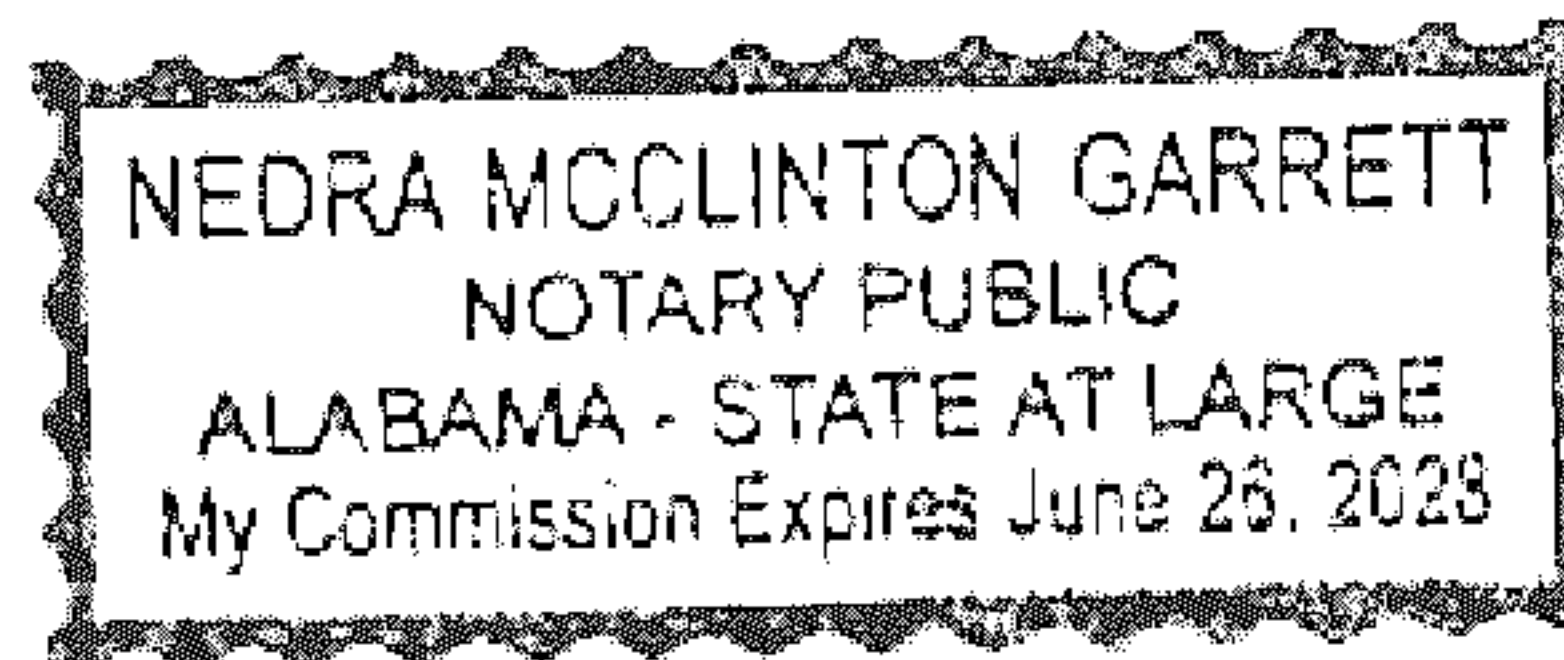
  
Joseph Steven O'Donnell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joseph Steven O'Donnell 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 7 day of February, 2025.

  
Nedra McClinton Garrett  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 1448, according to the Survey of Blackridge Phase 4, as recorded in Map Book 53, Page 59 A and B. 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**  
**02/10/2025 03:37:01 PM**  
**\$226.00 PAYGE**  
**20250210000040990**

*Allie S. Bayl*