

Send Tax Notice to:
Kelsey Wipperman and Justin
Wipperman
2121 N Grande View Lane
Alabaster, AL 35114

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

File: PEL-24-10382

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$445,000.00)** 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 **Nancy D. Crater, also known as Nancy D. Sanders, an unmarried person, and Mary Crater Sharman, a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is

172 Red Bay Drive, Alabaster, AL 35114

by **Kelsey Wipperman and Justin Wipperman (herein referred to as "Grantee," whether one or more),** whose mailing address is

2121 N Grande View Lane, Alabaster, 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 **2121 N Grande View Lane, Alabaster, 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.

\$400,500.00 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 Mary Crater Sharman nor her spouse, neither is it contiguous hereto.

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 10 day of February, 2025

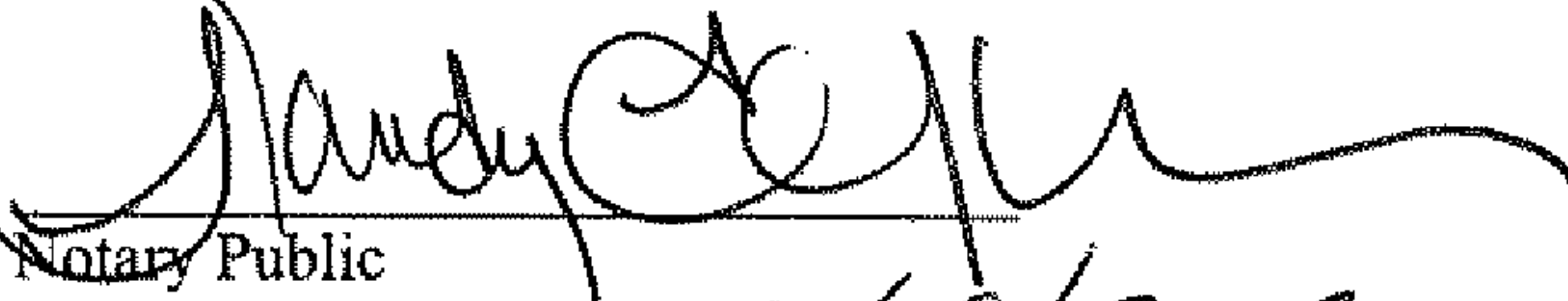

Nancy D. Crater


Mary Crater Sharman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Nancy D. Crater, Mary Crater Sharman and ^{and} 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 10 day of February, 2025.


Notary Public
My Commission Expires: 01/09/2027

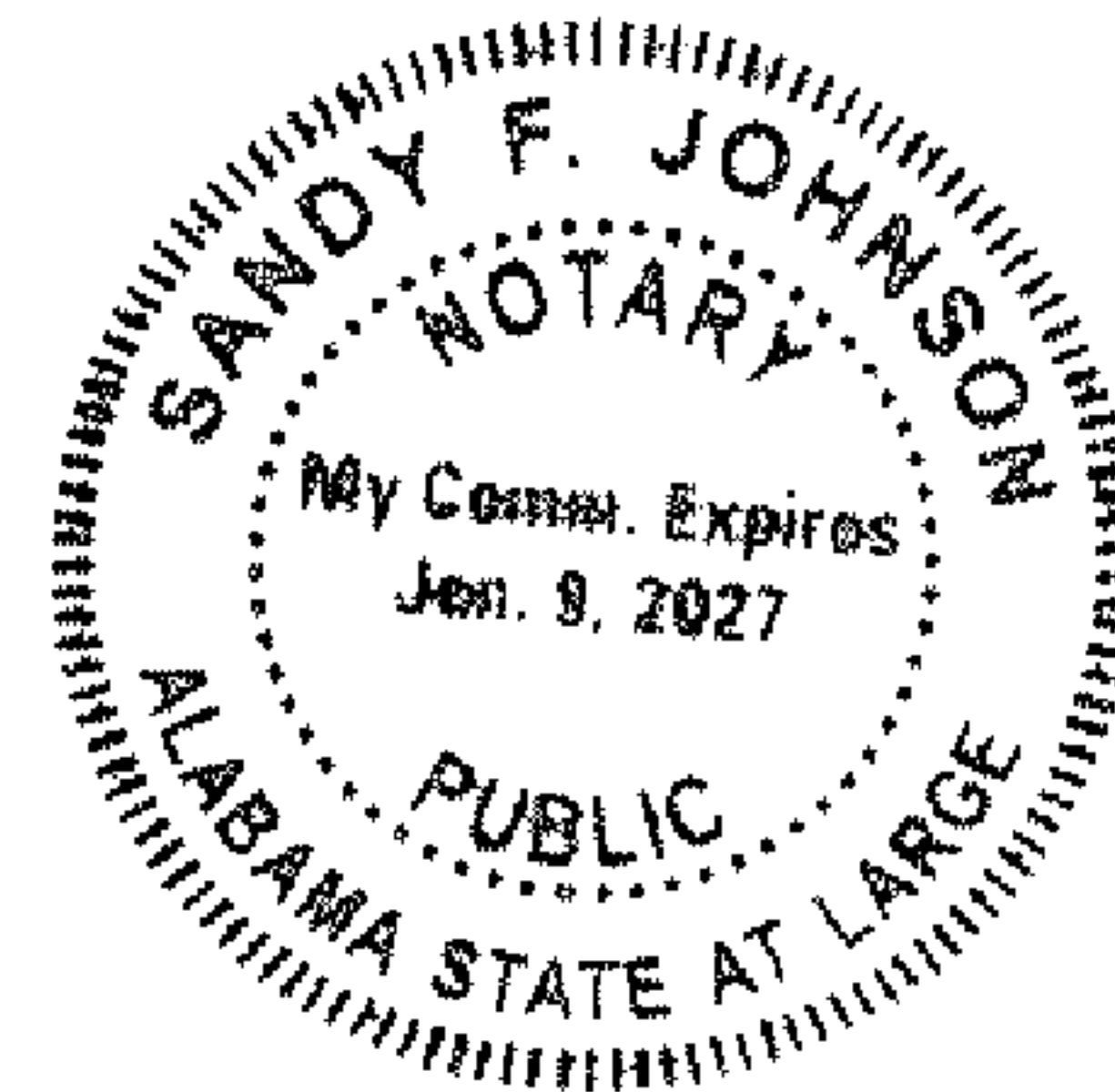


EXHIBIT A

Property 1:

Lot 905, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition Phase 1, as recorded in Map Book 26, Page 86, Shelby County Records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2025 10:00:58 AM
\$72.50 JOANN
20250213000044110

Allen S. Bayl