

This Deed is being re-recorded to correct the Grantee's name.

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02/28/2025 03:42:58 PM
CORDEED 1/1

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Two Hundred Eighty-Five Thousand and No/100 Dollars (\$285,000.00) and other good and valuable consideration, to the undersigned GRANTOR, D. Wade Ramsey, a married person, in hand paid by Grantee, Steve Paul Susce, the receipt whereof is hereby acknowledged, the said Grantors do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee the following described real estate, to wit:

The Northerly 22.08 feet of Lot 37 and Southerly 2 feet of Lot 38, according to the Survey of Chase Plantation, Fourth Sector, as recorded in Map Book 9, Page 156A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 437 Chase Plantation Parkway, Birmingham, AL 35244. This property is not the homesteaded residence of the grantor.

This conveyance is made subject to any and all easements, restrictions, reservations, and right of ways appearing of record affecting the subject property.


GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set for hereinabove.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of March, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2025 03:42:58 PM
\$23.00 CHARITY
20250228000060830

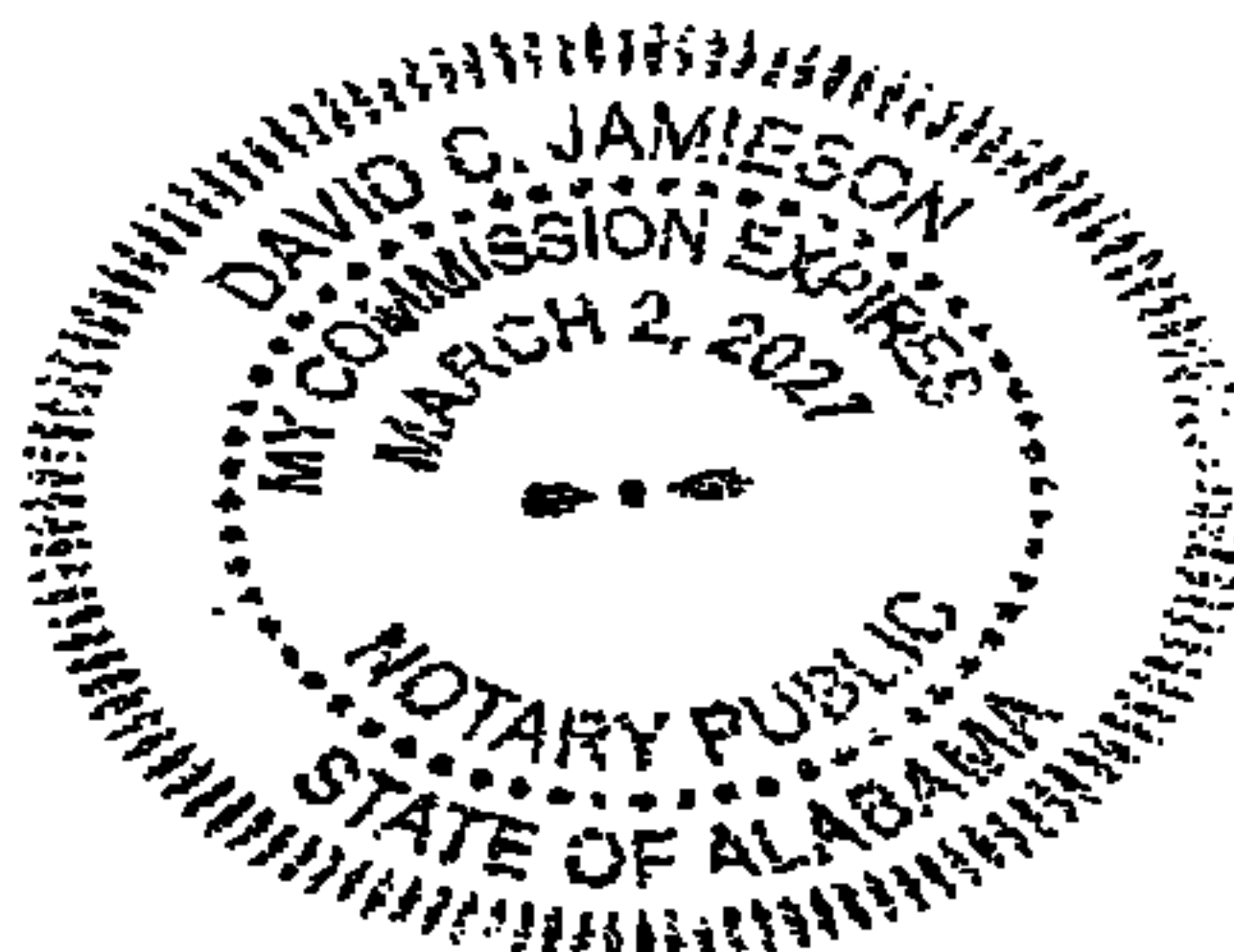

D. Wade Ramsey

Allie S. Byrd

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that D. Wade Ramsey, whose name is 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 20th day of March, 2024.




NOTARY PUBLIC

My Commission Expires: 3/2/27

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244