

Send Tax Notice to:

Thomas S. Szush

121 Courtside Dr
Birmingham AL 35242

This Instrument Prepared By:

Robert McNearney

2345 Moody Parkway

Unit 206

Moody, AL 35004

File: MDY-25-1372

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIVE THOUSAND AND 00/100 (\$505,000.00)** 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

Thomas D. Szush, Trustor of The Szush Living Trust, dated September 17, 2021 (herein referred to as "Grantor," whether one or more), whose mailing address is

121 Courtside Drive, Birmingham, AL 35242

by **Thomas S. Szush (herein referred to as "Grantee"),** whose mailing address is

121 Courtside Dr, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **121 Courtside Drive, Birmingham, AL 35242,** 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.

\$404,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 March, 2025.

The Szush Living Trust, dated September 17, 2021

By: Thomas D. Szush
Thomas D. Szush, Trustor

State of Alabama
County of St. Clair

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas D. Szush**, whose name(s) as **Trustor(s) of The Szush Living Trust, dated September 17, 2021**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustor(s) of The Szush Living Trust, dated September 17, 2021**, on the day the same bears date.

Given under my hand and official seal this 7 day of March, 2025.

Michelle T. Earle
Notary Public

Printed Name
My Commission Expires:



EXHIBIT A**Property 1:**

Unit 16 in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama as amended by the Amendment thereto recorded as Instrument Number 2002052100024 1460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as amended by the Second Amendment to Declaration of Condominium of Courtside at Brook Highland, a condominium, recorded as Instrument No. 20100319000081500 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument Number 20020521000241450, and all amendments thereto, and which is also separately recorded in Map Book 28, Page 103, Map Book 37, Page 34; Map Book 37, Page 78; Map Book 37, Page 79 and Courtside Phase II recorded in Map Book 39, page 148, in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2025 01:46:26 PM
\$129.00 BRITTANI
20250317000079310

Allen S. Bayl