

Send Tax Notice to:

Joseph M. Cox

949 Long St.

Helena, AL 35080

This Instrument Prepared By:

Sandy F. Johnson

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: **PEL-25-2390**

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00)** 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

Gregory Joseph Pollet, Jr. and Paige C. Pollet, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

405 Wishford Circle, Helena, AL 35080

by **Joseph M. Cox (herein referred to as "Grantee"),** whose mailing address is

949 Long St., Helena, AL 35080

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 **933 Long Street, Helena, AL 35080,**

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.

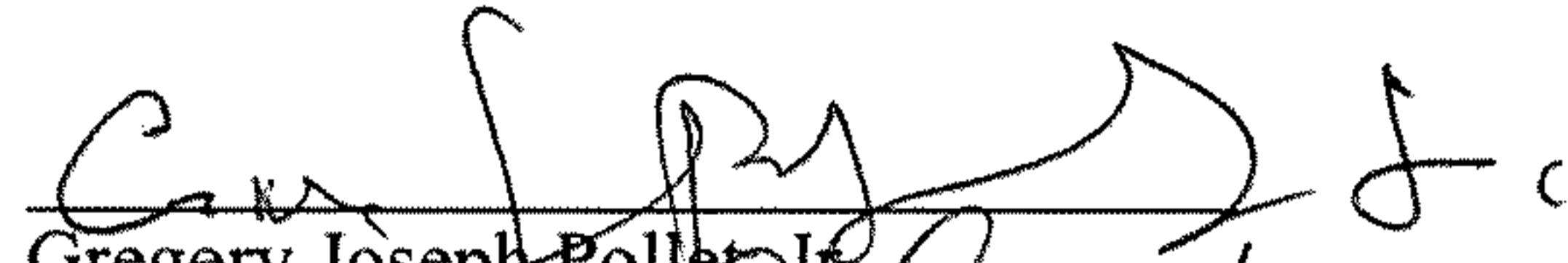
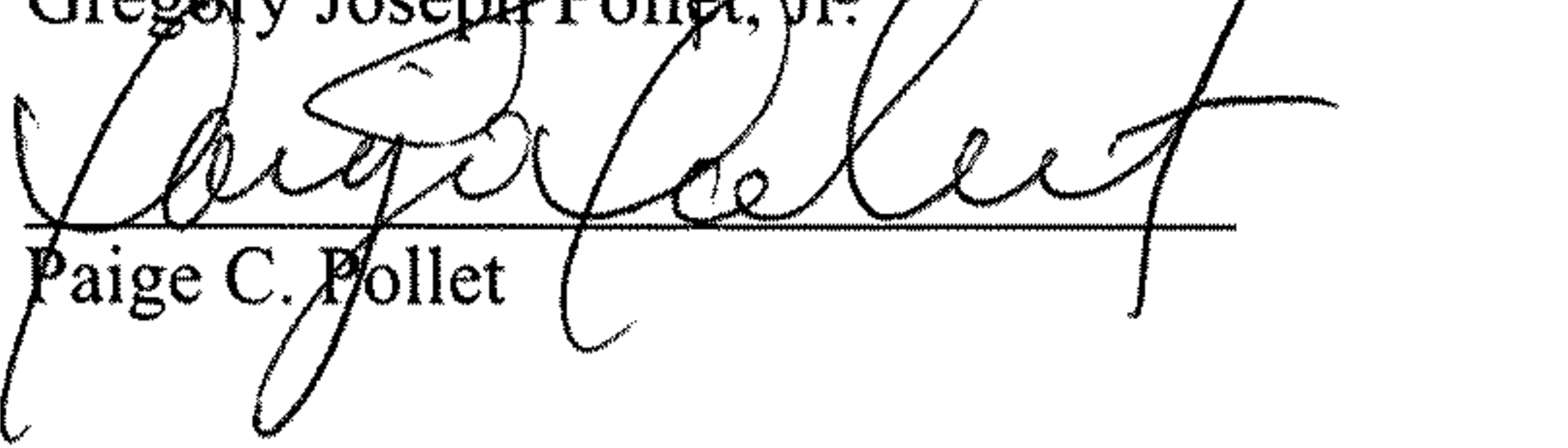
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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.

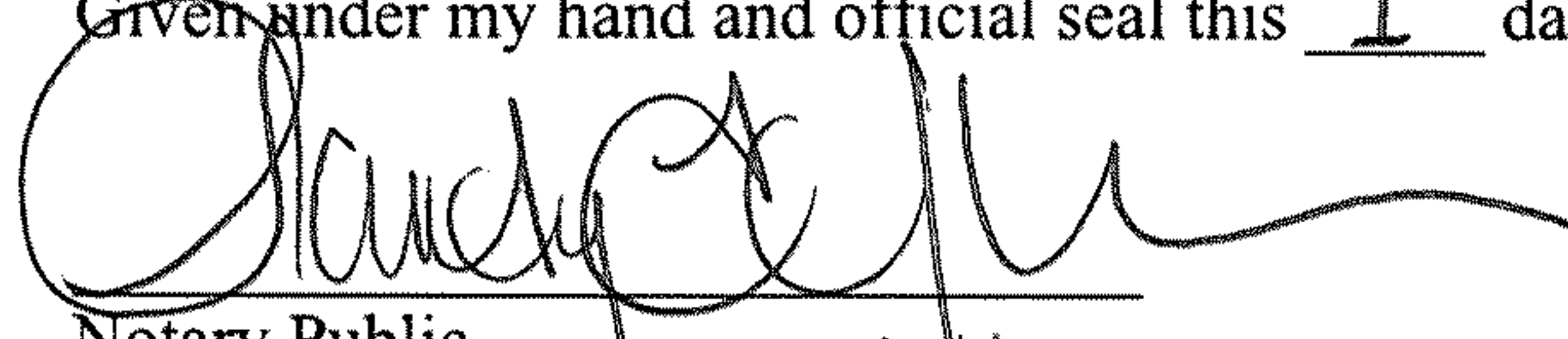
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 1 day of April, 2025


Gregory Joseph Pollet, Jr.

Paige C. Pollet

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gregory Joseph Pollet, Jr. and Paige C. Pollet 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 1 day of April, 2025.


Notary Public
My Commission Expires: 1/9/2027

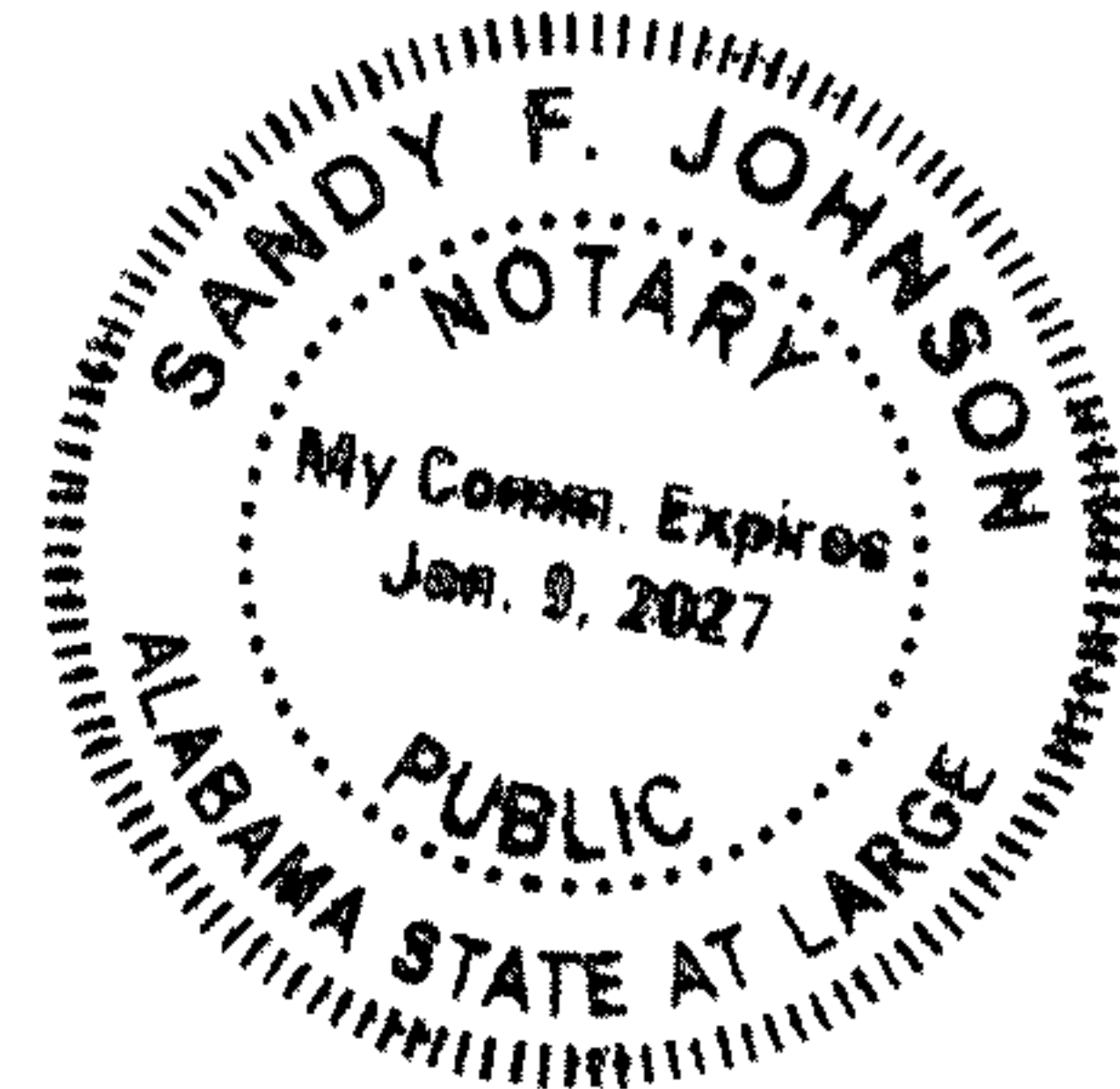


EXHIBIT A

Property 1:

Lot 919, according to the Final Plat of Riverwoods Eighth Sector, Phase II, Sector "F" as recorded in Map Book 45, Page 40 and Sector "A" as recorded in Map Book 44, Page 124, respectively, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 01:20:15 PM
\$158.00 JOANN
20250402000098130

Allen S. Bayl

General Warranty Deed - Individual (AL)