

Send Tax Notice to:  
Jessica Blair and Anna C. Yetter

216 Pine Hill Dr  
Columbiana, AL 35051

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

File: **BHM-25-2197**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)** 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

**Amanda Shippers, a married woman (herein referred to as "Grantor," whether one or more),** whose mailing address is

**449 Sweetgum Road, Calera, AL 35080**

by **Jessica Blair and Anna C. Yetter (herein referred to as "Grantee," whether one or more),** whose mailing address is

**216 Pine Hill Dr, Columbiana, AL 35051**

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 **216 Pine Hill Drive, Columbiana, AL 35051**, and more particularly described as:

**This conveyance does not encompass the Homestead of the Grantor nor that of their spouse.**

*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.

**\$280,000.00 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.

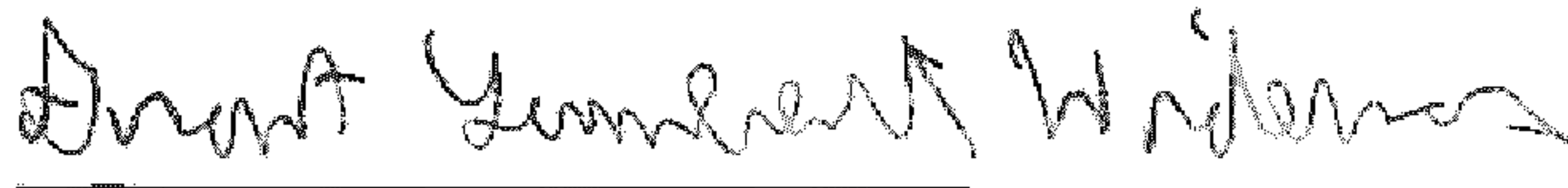
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26<sup>th</sup> day of March, 2025

  
Amanda Shippers

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Amanda Shippers 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.

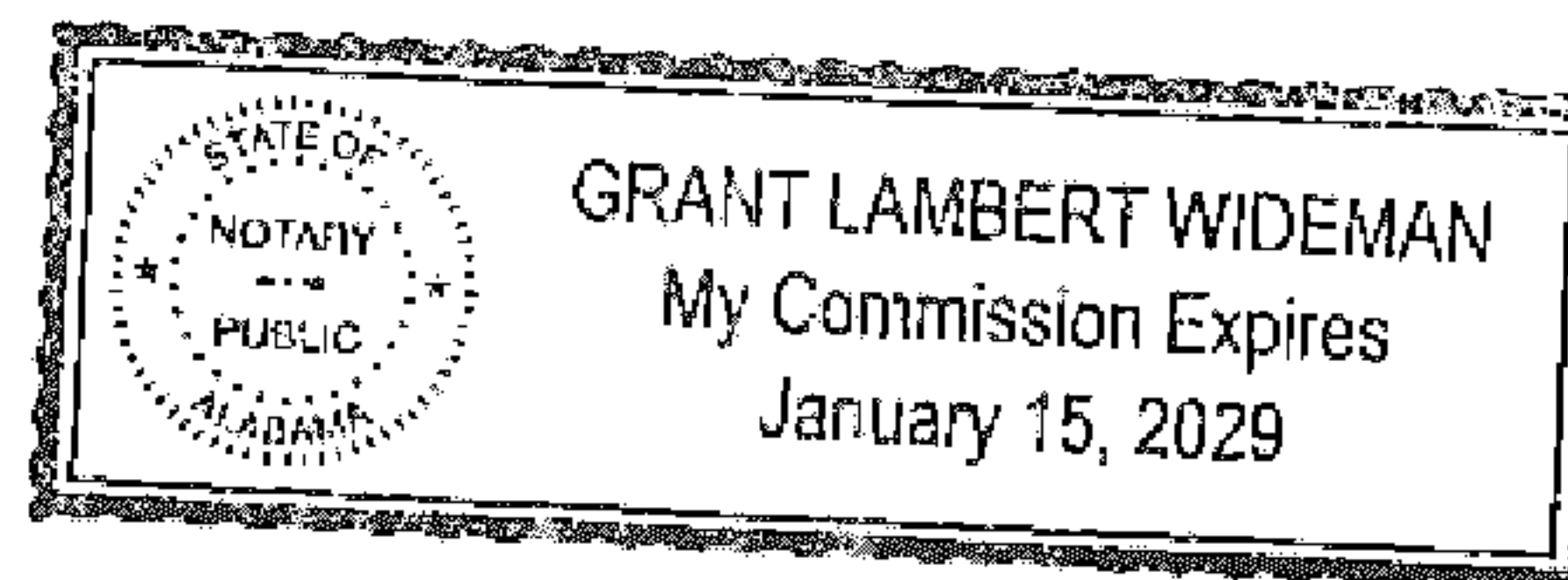
Given under my hand and official seal this 26<sup>th</sup> day of March, 2025.



Notary Public

My Commission Expires:

1/15/2029



**EXHIBIT A****Property 1:**

A part of the SE 1/4 of SW 1/4 Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of the SE 1/4 of SW 1/4 of section 24, Township 21 South, Range 1 West and run along the North line of said forty acres South 89 degrees 00 minutes West 808.0 feet; thence turn an angle of 90 degrees to the left and run South 1 degrees 00 minutes East along East side of McLeroy lot 215.0 feet to the point of beginning of lot herein described and conveyed; thence turn an angle of 90 degrees to right and run South 89 degrees 00 minutes West 2084 feet; thence turn an angle to left of 90 degrees and run South 1 degree 00 minutes East 210.0 feet; thence turn angle to left of 90 degrees and run North 89 degrees 060 minutes East 208.4 feet; thence turn an angle to left of 90 degrees and run North 1 degree 00 minutes West 210.0 feet to point of beginning, Situated in the Town of Columbiana, Shelby County, Alabama



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/03/2025 08:02:47 AM**  
**\$98.00 JOANN**  
**20250403000098960**  
General Warranty Deed - JTROS (AL)

A handwritten signature in cursive script, appearing to read "Allen S. Bayl".