

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Sara Schrimsher
305 Heath Drive
Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FIFTY THREE THOUSAND AND 00/100 DOLLARS (\$253,000.00**
) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Dianne Binkley, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Sara Schrimsher

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 305, ACCORDING TO THE SURVEY OF CONDOMINIUM AS RECORDED IN MAP BOOK 6, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA AND ALSO AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87 AND AMENDED IN MISC. BOOK 13, PAGE 2; MISC. BOOK 13, PAGE 4; MISC. BOOK 13, PAGE 344 AND MISC. BOOK 52, PAGE 318 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD

\$210,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Dianne Binkley is the surviving grantee of that certain deed recorded in Instrument No. 2014032000080710. Allen S. Binkley having died on or about February 28, 2016.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and 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 have hereunto set my hand and seal this 29th day of April, 2025.

Dianne Binkley
Dianne Binkley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dianne Binkley**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29th day of April, 2025**.

Notary Public

My Commission Expires:



