

Send tax notice to:
William D Mills, Jr.
5517 Parkview Circle
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025152

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Seventy-Five Thousand and 00/100 Dollars (\$875,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ashley Renee Garove and Robert Zachary Garove, wife and husband**, whose mailing address is **939 Griffin Park Circle, Birmingham, AL 35242**, (hereinafter referred to as "Grantors") by **William D Mills, Jr. and Caryn C Mills** whose property address is: **5517 Parkview Circle, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Parkview, as recorded in Map Book 7, page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

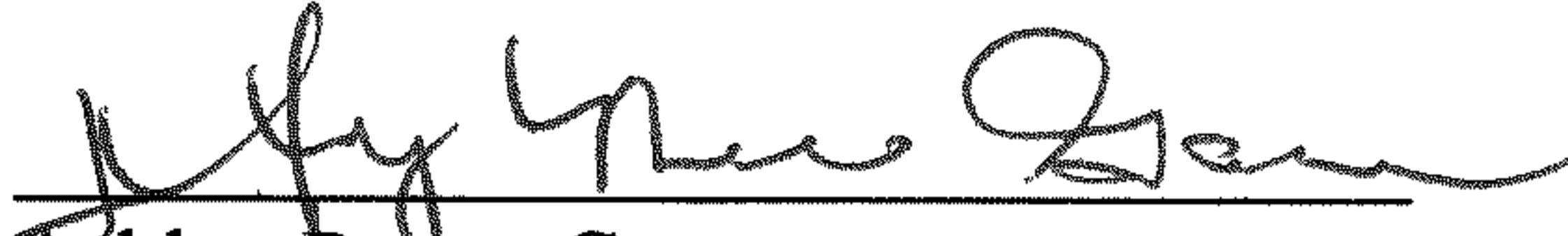
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right of way granted to Alabama Power Company recorded in Volume 311, page 809 in the Probate Office.
4. Power Line Permit to Alabama Power Company as recorded in Deed Book 133, page 174, and Deed Book 133, page 171, in the Probate Office.
5. Covenants, conditions and restrictions as set forth in document recorded in Misc. Book 24, page 652, and amended in Misc. Book 25 page 349, and Real 112, page 663, in the Probate Office.

\$612,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 7 day of May, 2025.

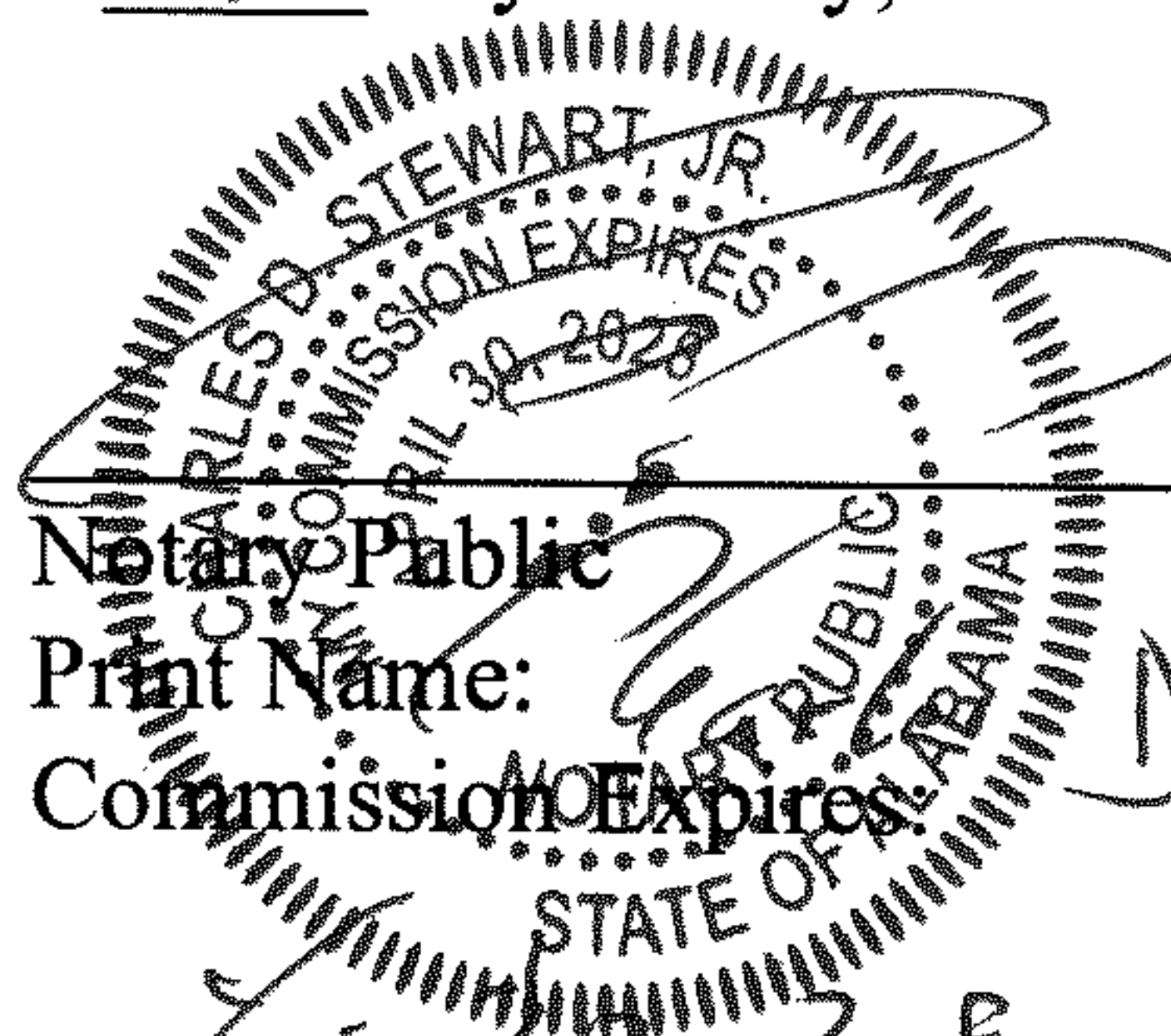

Ashley Renee Garove

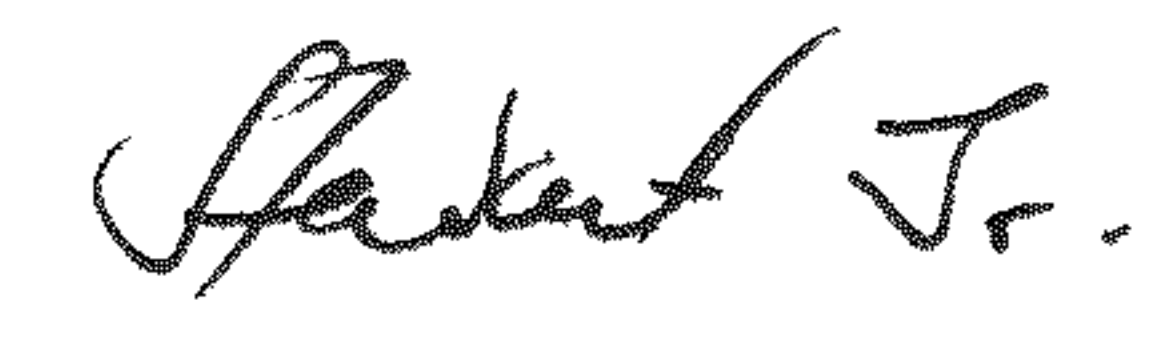

Robert Zachary Garove

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley Renee Garove and Robert Zachary Garove whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

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


Notary Public
Print Name:
Commission Expires





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2025 12:50:00 PM
\$287.50 PAYGE
20250508000139480

