

Send Tax Notice to:
Jeffrey Dakota Herron and Raechel
Alyse Herron
4541 Old Caldwell Mill Rd
Birmingham, AL 35242

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

File: **BHM-25-4523**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY THREE THOUSAND FOUR HUNDRED AND 00/100 (\$423,400.00)** 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 **Yellow Hammer Properties Inc, an Alabama Corporation** (herein referred to as "Grantor," whether one or more), whose mailing address is

PO BOX 59443, Birmingham, AL 35259

by **Jeffrey Dakota Herron and Raechel Alyse Herron** (herein referred to as "Grantee," whether one or more), whose mailing address is

4541 Old Caldwell Mill Rd, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **4541 Old Caldwell Mill Road, 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.

\$415,731.00 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 30 day of May, 2025

Yellow Hammer Properties Inc, an Alabama Corporation

By:

Mark D. Wilson
Mark D. Wilson, Owner

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark D. Wilson, Owner**, whose name(s) as **Owner(s)** of **Yellow Hammer Properties Inc**, a/an **Alabama** corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of **Yellow Hammer Properties Inc**, on the day the same bears date.

Given under my hand and official seal this 30 day of May, 2025.

[Signature]
Notary Public

Printed Name
My Commission Expires:

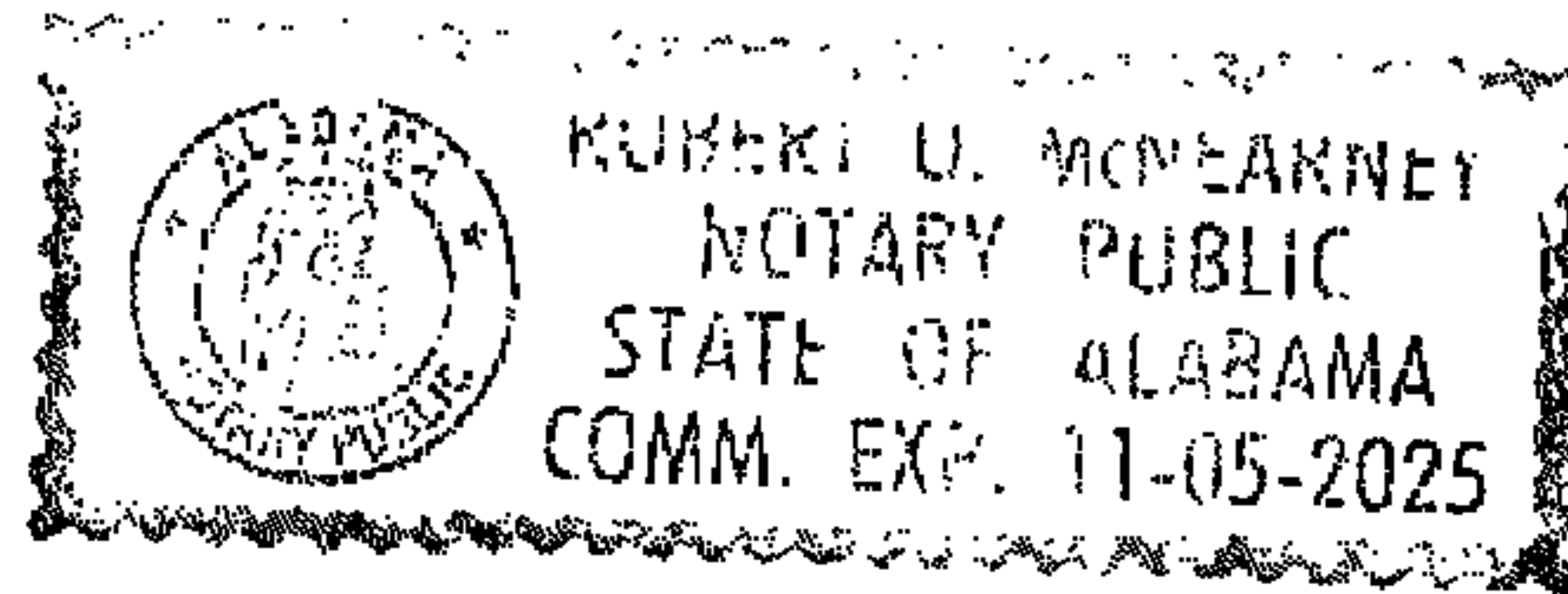


EXHIBIT A

Property 1:

Lot 6A, Block 1, according to a survey of Altadena Park as recorded in Map Book 5, Page 111, in the Probate Office of Shelby County, Alabama.



File No.: BHM-25-4523

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 08:09:51 AM
\$36.00 BRITTANI
20250605000171530
General Warranty Deed – LE - JTROS (AL)

Allen S. Bayl

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