

Send Tax Notice to:
John Craig Satterfield and Lisa
Satterfield
3660 Shandwick place
Birmingham, AL 35242

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

File: BHM-25-3276

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$725,000.00)** 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 **Marcia W. Hamby, Trustee of Marcia W. Hamby Living Trust dated April 25, 2023, and Qulillian P. Hamby, Trustee of Quillian P. Hamby Living Trust dated April 25, 2023** (herein referred to as "Grantor," whether one or more), whose mailing address is

3555 Grandview Parkway (short term for 3 or 4 months only), Apt. 327, Birmingham, AL 35243

by **John Craig Satterfield and Lisa Satterfield** (herein referred to as "Grantee," whether one or more), whose mailing address is

3660 Shandwick place 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 **3660 Shandwick Place, 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.

\$175,000.00 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 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 12 day of June,
2025.

Marcia W. Hamby Trustee of the Marcia W. Hamby Living Trust dated April 25, 2023

By: Marcia W. Hamby
Marcia W. Hamby, Trustee

Quillian P. Hamby Trustee of the Quillian P. Hamby, Living Trust dated April 25, 2023

By: Quillian P. Hamby
Quillian P. Hamby, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marcia W. Hamby**, whose name(s) as **Trustee(s) of the Marcia W. Hamby Living Trust**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s) of the Marcia W. Hamby Living Trust**, on the day the same bears date.

Given under my hand and official seal this 12 day of June, 2025.

Notary Public

Printed Name
My Commission Expires:

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Quillian P. Hamby**, whose name(s) as **Trustee(s) of the Quillian P. Hamby Living Trust**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s) of the Marcia W. Hamby Living Trust**, on the day the same bears date.

Given under my hand and official seal this 12 day of June, 2025.

Notary Public

Printed Name
My Commission Expires:

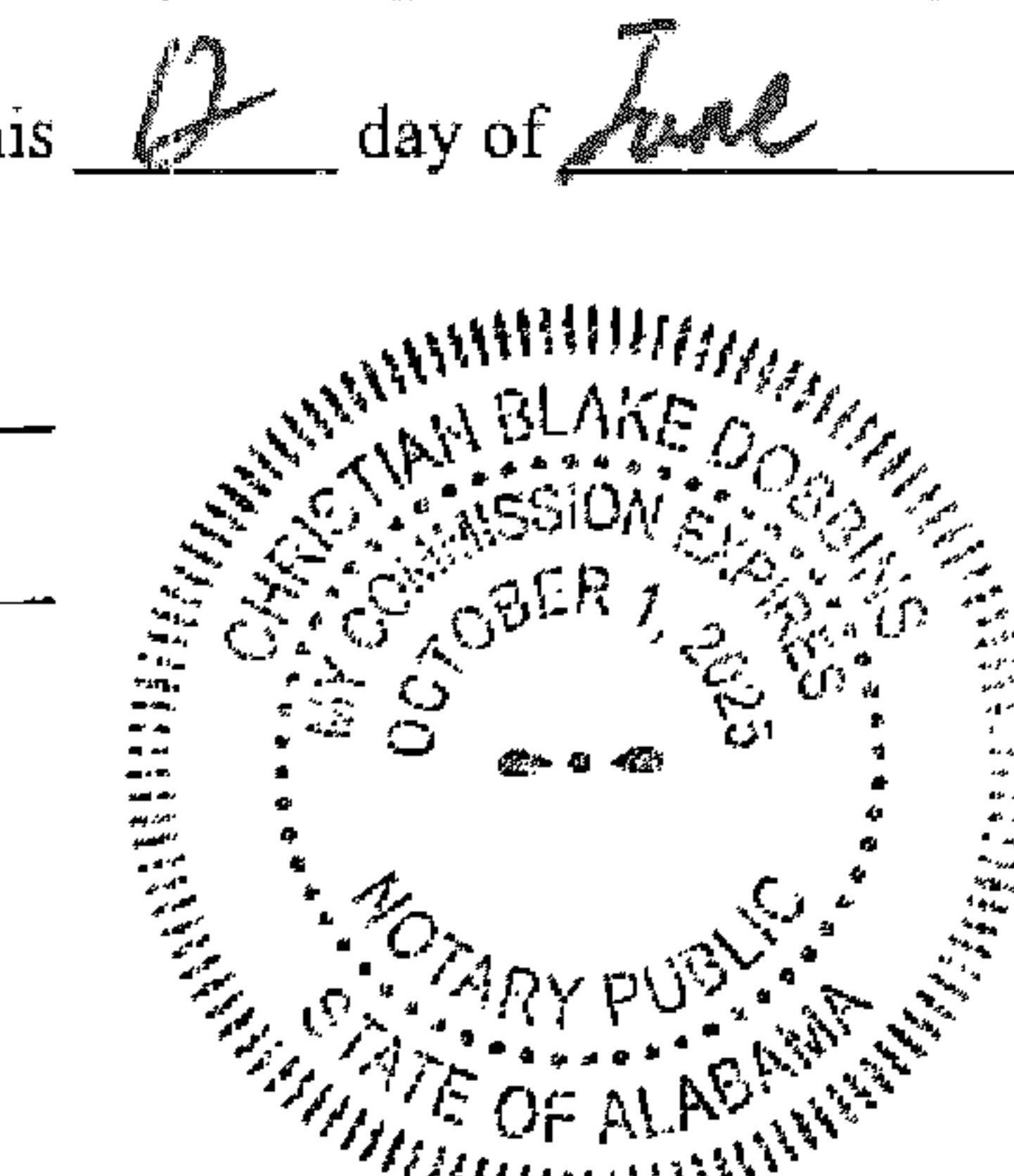
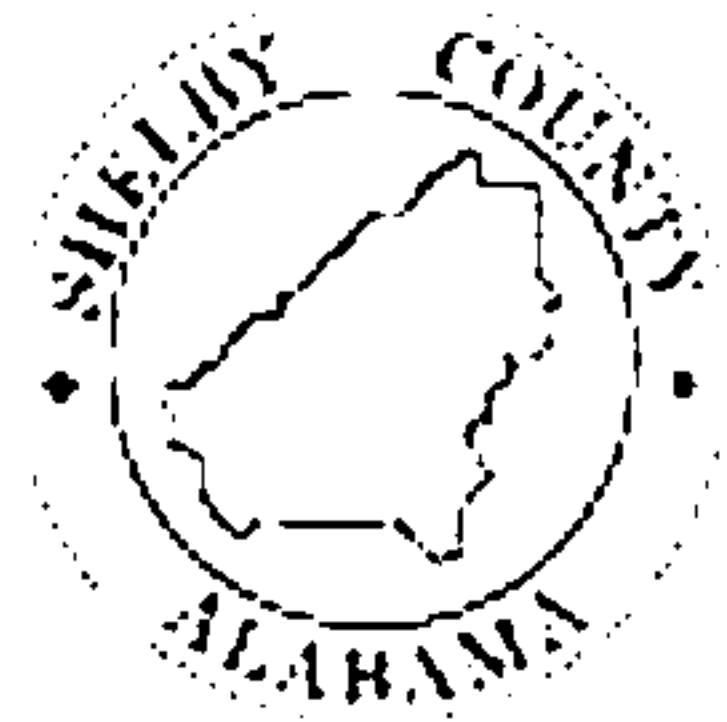


EXHIBIT A

Property 1:

Lot 86, according to the Survey of Greystone, First Sector, Phase 2, as recorded in Map Book 15, Page 58, 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
06/16/2025 11:21:17 AM
\$579.00 PAYGE
20250616000183650**

Allie S. Boyd