

Send Tax Notice to:
Kathy Denise Peacock and Johnathan
Aaron Beasley
328 Hannah Drive
Vincent, AL 35178

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

File: BHM-25-8213

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 (\$287,000.00)** 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 **David J. Beucar, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

58 Makara Street, Plymouth, CT 06786

by **Kathy Denise Peacock and Johnathan Aaron Beasley (herein referred to as "Grantee," whether one or more),** whose mailing address is

328 Hanna Drive, Vincent, AL 35178

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 **328 Hanna Drive, Vincent, AL 35178**, 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.

\$289,898.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

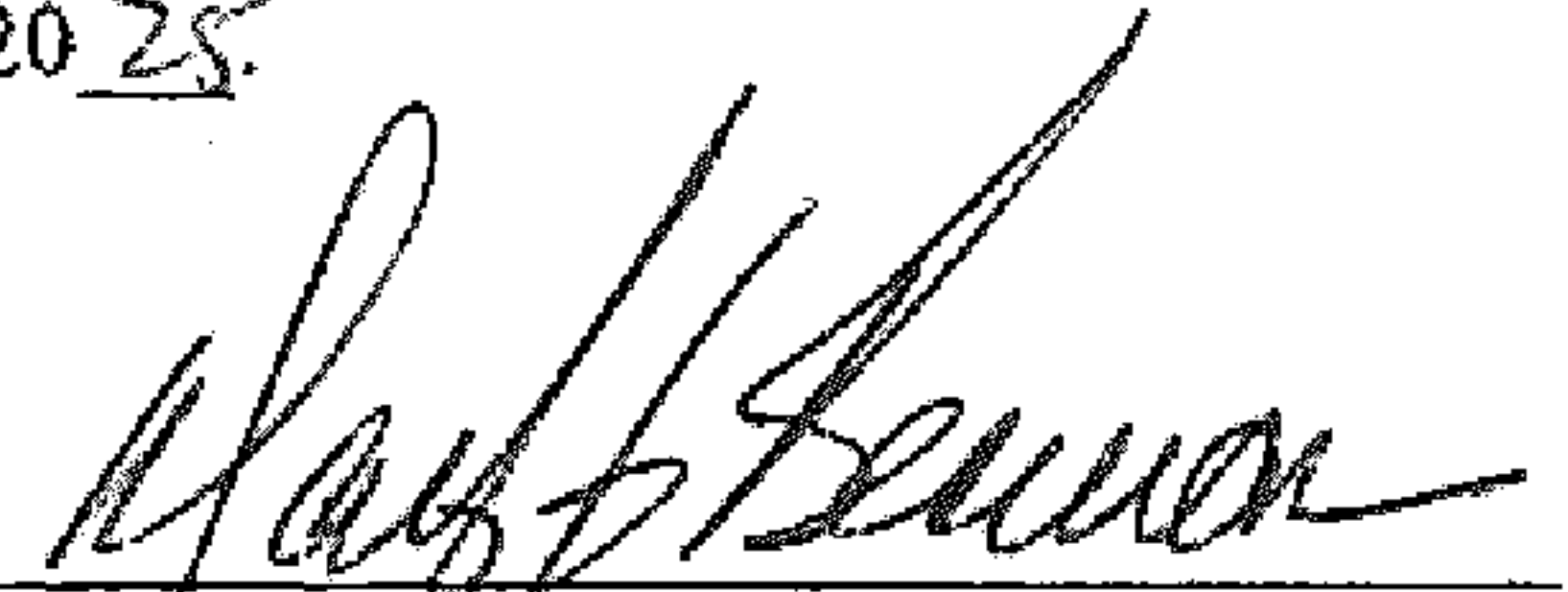
David J. Beucar is the surviving grantee in deed recorded in Inst #20050527000259600. The other grantee Deborah B. Beucar having died on or about 1-6-25.

This transfer includes a 2006 Southern Energy Mobile Home Serial #DSEAL17671 A & B. Mobile Home has been permanently affixed to the land.

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 29 day of AUGUST, 2025.


David J. Beucar

STATE OF CT
COUNTY OF LITCHFIELD

I, the undersigned Notary Public in and for said County and State, hereby certify that David J. Beucar 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 29 day of August, 2025.


Notary Public
My Commission Expires: 05/31/2030

W. LUDWELL BALDWIN
NOTARY PUBLIC - #109025
STATE OF CONNECTICUT
MY COMMISSION EXPIRES MAY 31, 2030

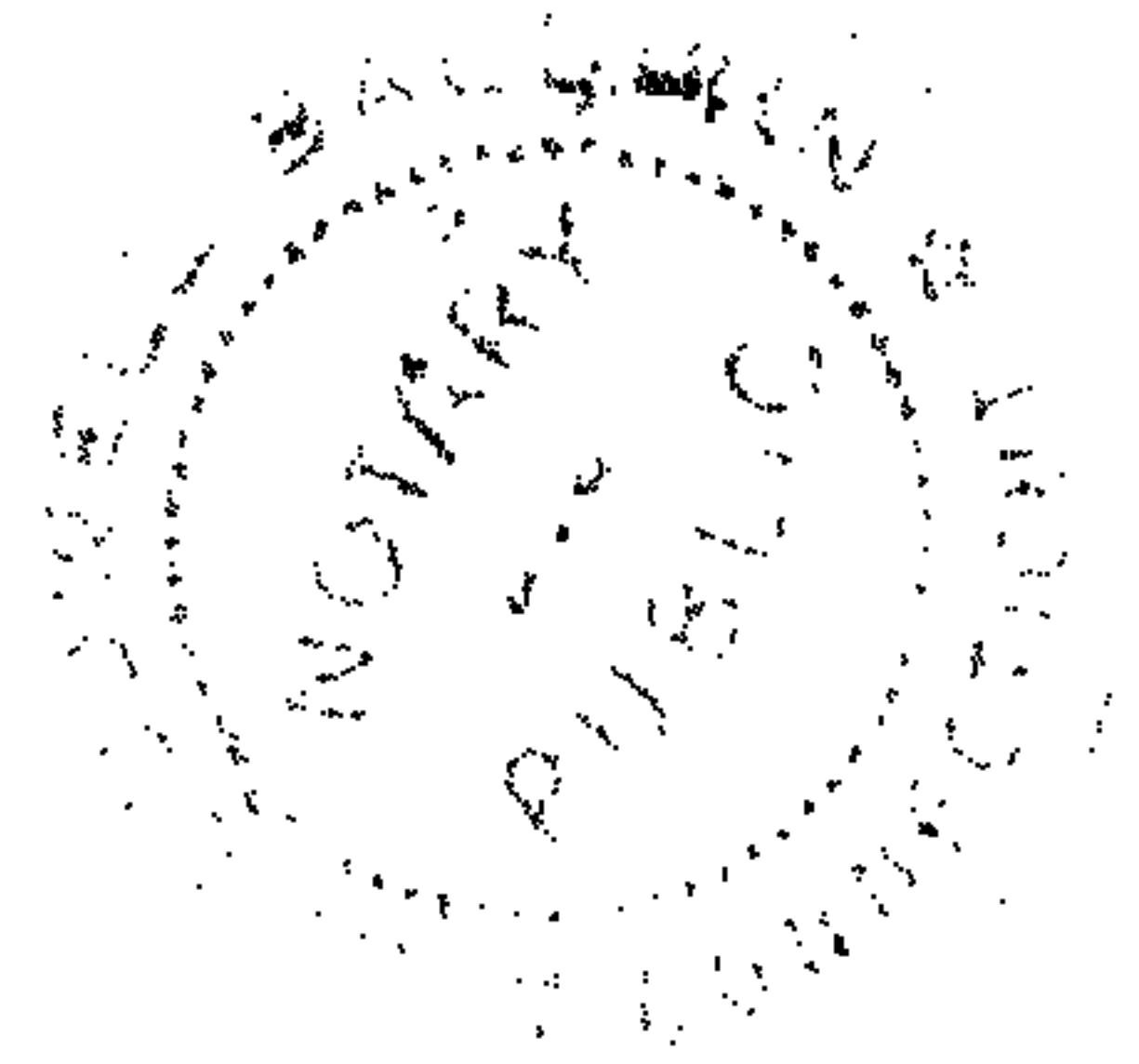


EXHIBIT A

Property 1:

Lot 5, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, 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
09/16/2025 08:23:50 AM
\$29.00 KELSEY
20250916000278480

Allie S. Bayl