

SEND TAX NOTICE TO:

James M. Roll
1319 Wooten Springs Rd
Calera AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000296

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Willie R. Delbridge, an unmarried woman**, whose address is: 2921 Markhams Grant Drive, Woodbridge VA 22191 (hereinafter "Grantor", whether one or more), by **James M. Roll**, whose address is: 236 Polo Downs Chelsea AL 35043 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **James M. Roll, an unmarried man**, the following described real estate situated in Shelby County, Alabama, the address of which is 1319 Wooten Spring Rd, Calera, AL 35040, to-wit:

Lots 9 and 10, Block 85, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which is on file in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Willie R. Delbridge has set her signature and seal on this 29th day of May, 2020.

Willie R. Delbridge
Willie R. Delbridge

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Willie R. Delbridge, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of May, 2020.

Patrick Skyler Murphy
Notary Public
Printed Name: Patrick Skyler Murphy
My Commission Expires: 6-19-22



