

20211025000515970
10/25/2021 08:22:46 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Abigail Moss
295 Walden Court
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100726

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Forty Five Thousand Five Hundred and 00/100 Dollars (\$145,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sidney M. Smotherman and Emily Elizabeth Smotherman, a married couple**, whose address is 515 Comanche Street, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Abigail Moss**, whose address is 295 Walden Court Montevallo AL. 35115 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 295 Walden Court, Montevallo, AL 35115, to-wit:**

Lot 14, according to the Subdivision of Walden, as recorded in Map Book 8, Page 48 in the Probate Office of Shelby County, Alabama.

Also, begin at the Southwest corner of Lot 14, Walden Subdivision, as recorded in Map Book 8, Page 48, Office of the Judge of Probate, Shelby County, Alabama; thence Southeasterly along the South boundary of Lot 14, to the Southeast corner of Lot 14; thence turn a deflection angle of 90 degrees to the right and run to the Northern Bank of Shoal Creek; thence Northwesterly along the bank of Shoal Creek to the intersection of the bank of Shoal Creek with the East right of way line of Morgan Street; thence Northerly along the East right of way of Morgan Street to the Southwest corner of Lot 14 and the point of beginning.

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 \$138,225.00 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 has set their signature and seal on this 22nd day of October, 2021.



Sidney M. Smotherman

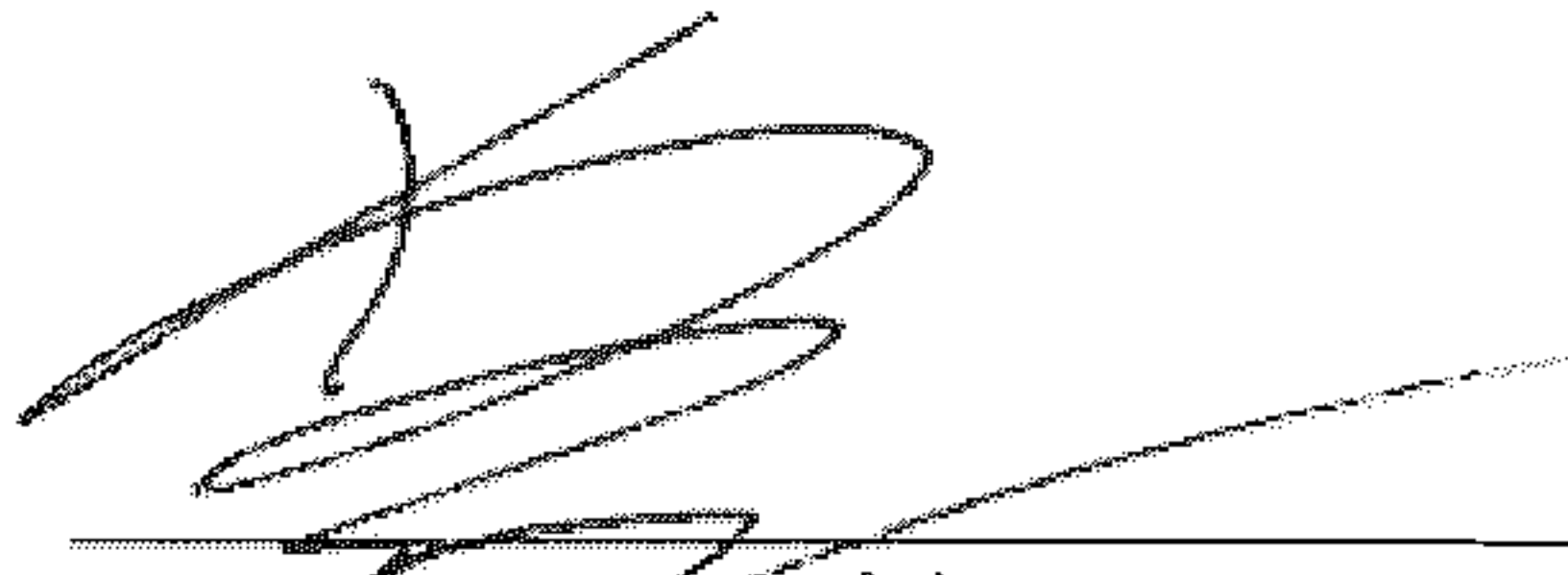


Emily Elizabeth Smotherman

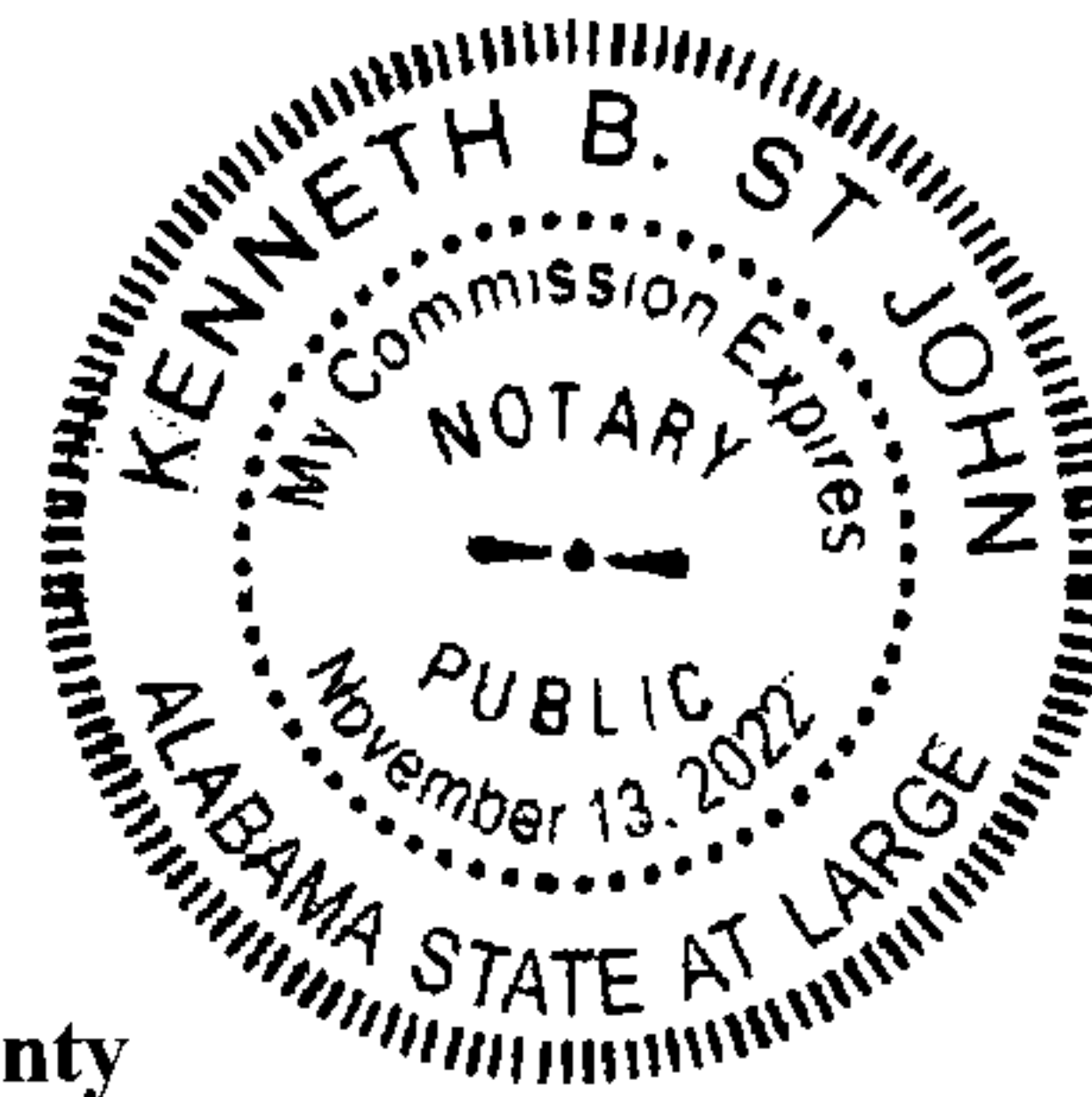
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Sidney M. Smotherman and Emily Elizabeth Smotherman, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22nd day of October, 2021.



Notary Public : Kenneth B. St John
My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2021 08:22:46 AM
\$32.50 CHERRY
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