

20221128000434550
11/28/2022 03:51:09 PM
DEEDS 1/2

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Esq.
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
AGW Holdings, LLC
125 5th Ave. NE
Alabaster, AL 35007

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of One Hundred Twenty Thousand and NO/100 Dollars---(\$120,000.00) and other good and valuable consideration paid to the undersigned grantor, **Ronald D. Talto, an unmarried man**, of 505 2nd St. NE, Alabaster, AL 35007, (herein referred to as Grantor, whether one or more) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **AGW Holdings, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

The East half of Lots 45 and 46, Block 3, according to the Survey of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

Property Address: 505 2nd St. NE, Alabaster, AL 35007

Subject to easements and restrictions of record, and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Consideration herein taken from settlement statement.

Ronald D. Talton is the surviving grantee of that deed recorded in Deed Book 197, Page 515, the other grantee Linda Talton having died on or about June 19, 2010.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 28th day of November, 2022.

Ronald D. Talton
Ronald D. Talton

STATE OF ALABAMA *
JEFFERSON COUNTY *

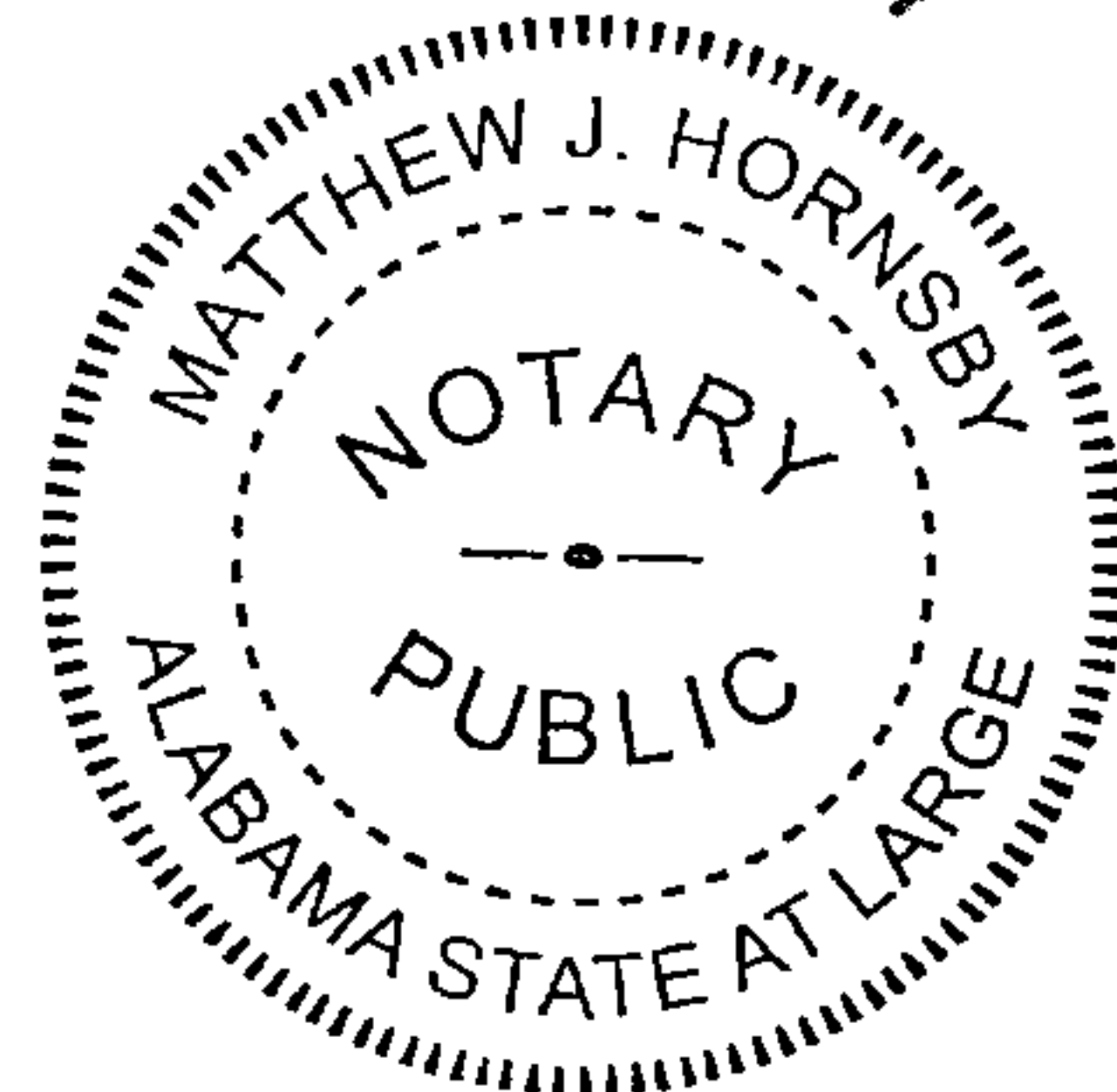
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald D. Talton, an unmarried man**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of November, 2022.

My Commission Expires: 9/17/24

Matthew J. Hornsby
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/28/2022 03:51:09 PM
\$145.00 JOANN
20221128000434550

Allie S. Bayl