20221208000445420 12/08/2022 10:31:29 AM DEEDS 1/2

**SEND TAX NOTICE TO:** 

Ken Sharkey and Lenora Sharkey 3008 County Road 32 Wilsonville, AL 35186 This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

## WARRANTY DEED

## STATE OF ALABAMA COUNTY OF SHELBY

Lot 108, according to the Survey of Final Plat Lakewood Estates, as recorded in Map Book 32, Page 112, 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.

File No.: BHM-22-8981

## 20221208000445420 12/08/2022 10:31:29 AM DEEDS 2/2

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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 📘 day of December,
2022.
Austin Kyla Graves
Austin Kyle Graves
tonana (hana)
Stephanie Graves

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Austin Kyle Graves and Stephanie Graves 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 \_\_\_\_\_ day of December, 2022.

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY Notary Public Alabama State at Large



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 12/08/2022 10:31:29 AM **\$625.00 BRITTANI** alling 5. Beyol

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Page 2 of 2 File No.: BHM-22-8981