

THIS INSTRUMENT WAS PREPARED BY:

Whit Whitfield
Top Tier Title, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

SEND TAX NOTICE

Grantee's address:
JEFFERY BLACKWELL
1145 S 800 E
Orem, UT 84097

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

Know All Men By These Presents, that in consideration of TWELVE THOUSAND FIVE HUNDRED and no/100 (\$12,500.00) **the amount of which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **KATHRYN S. WALKER and HOYT D. WALKER, a married couple, whose address is: 431 Homestead Dr, Wilsonville, AL 35186, EDWARD VAN ANDERSON, an unmarried man, whose address is: 5196 Jameswood Cir, Birmingham, AL 35244, BENJAMIN MCWHORTER III, an unmarried man, whose address is: 7101 Stone Mill Dr., Knoxville, TN 37919** (herein referred to as "Grantors"), by **JEFFERY BLACKWELL**, (herein referred to as "Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, convey unto Grantee the following described real estate, situated in SHELBY County, Alabama, the address of which is LOT ON CREST DRIVE, WILSONVILLE, AL 35186 to-wit:

Lot 28, Block B, according to the Survey of Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record and matters of title reflected in the title insurance binder accepted by Grantees at closing.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 16 day of May, 2023.

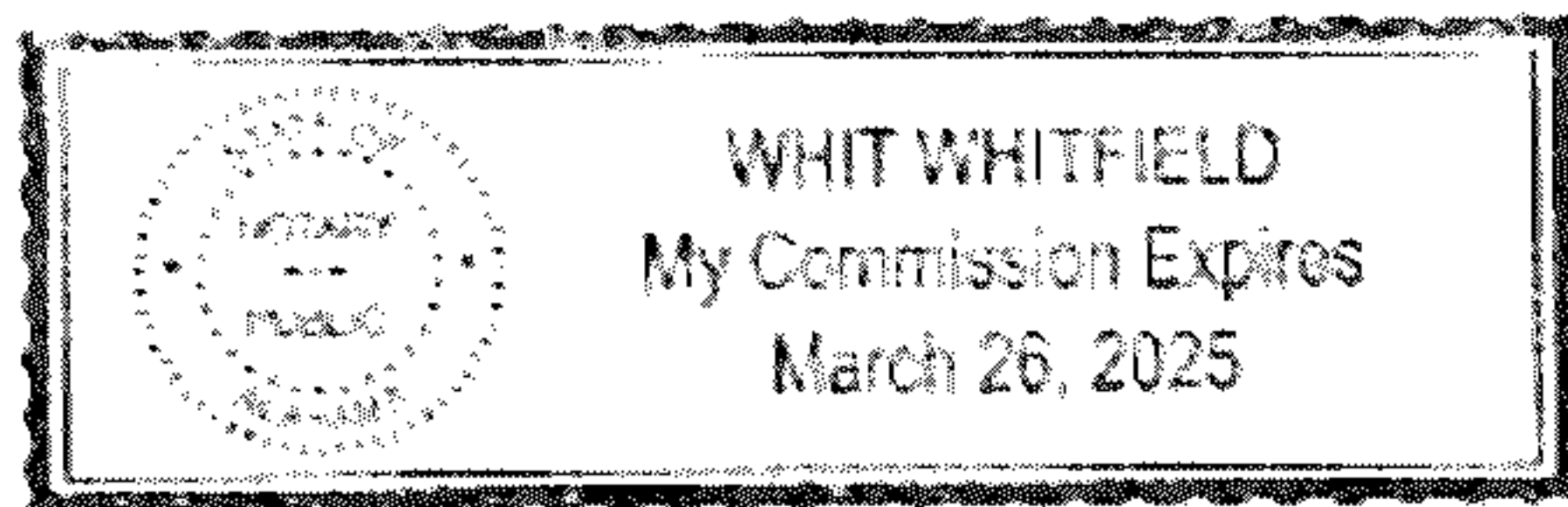
Kathryn S. Walker [SEAL]
Kathryn S. Walker

Hoyt D. Walker [SEAL]
Hoyt D. Walker

STATE OF AL)
COUNTY OF Telford)

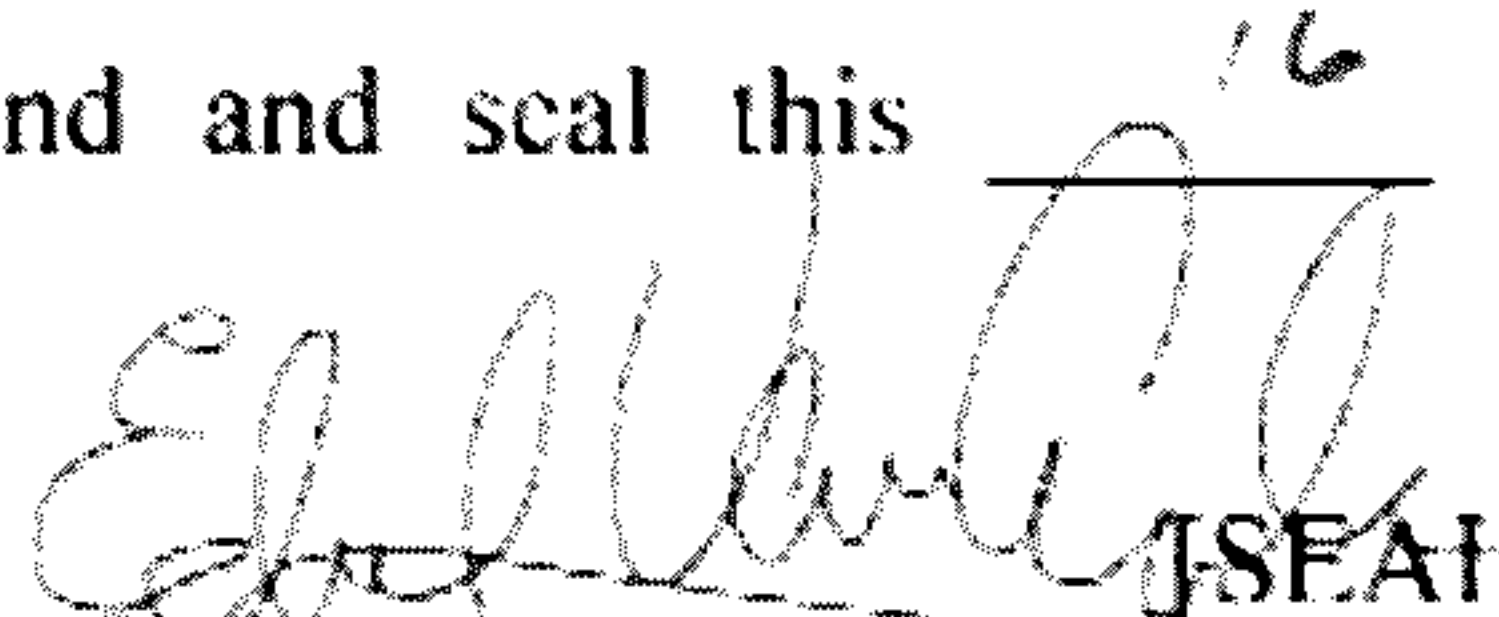
I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Kathryn S. Walker and Hoyt D. Walker** whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she executed the same voluntarily and as his/her act on the day the same bears date.

Given under my hand and seal of office this 16 day of May, 2023.



[Signature]
Notary Public
My Commission Expires:

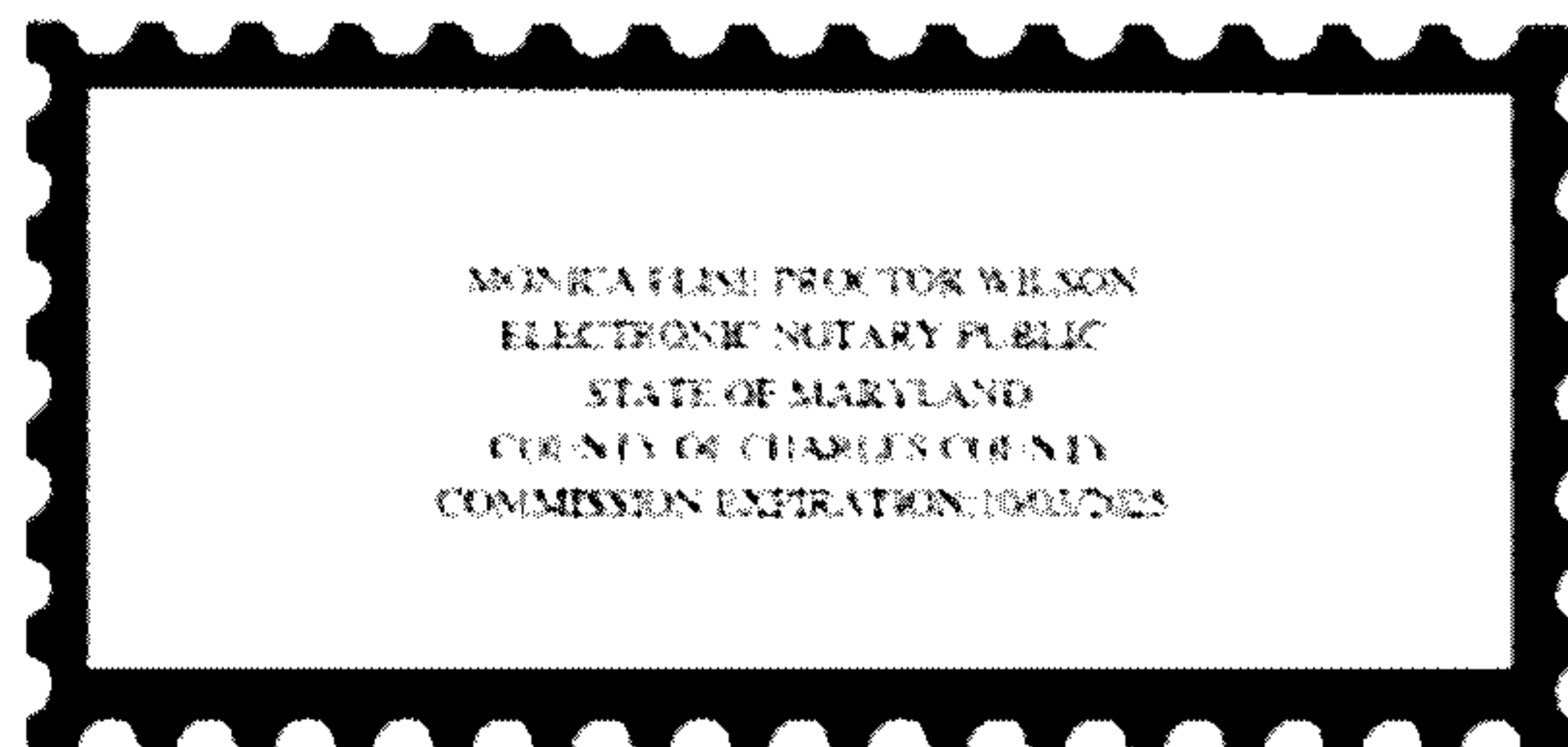
In Witness Whereof, I have hereunto set my hand and seal this 16 day of May, 2023.


[SEAL]
Edward Van Anderson

STATE OF Maryland)
COUNTY OF Charles)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Edward Van Anderson** whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she executed the same voluntarily and as his/her act on the day the same bears date.

Given under my hand and seal of office this 16th day of May, 2023.



Monica Elise Proctor Wilson
Notary Public
My Commission Expires:
10/03/2025

This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC

In Witness Whereof, I have hereunto set my hand and seal this 16 day of May, 2023.

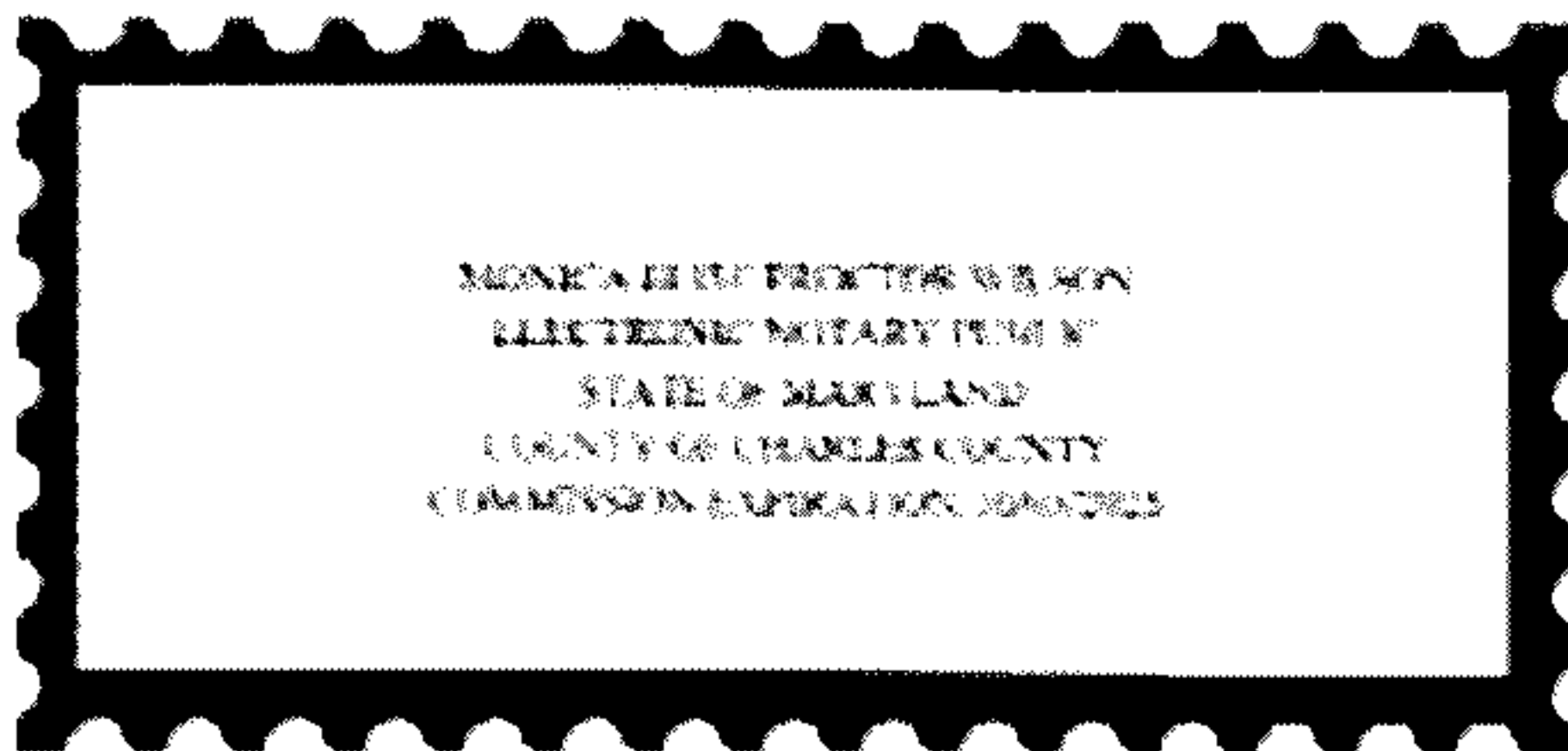
Benjamin E. McWhorter III [SEAL]
Benjamin McWhorter III

STATE OF Maryland)
COUNTY OF Charles)

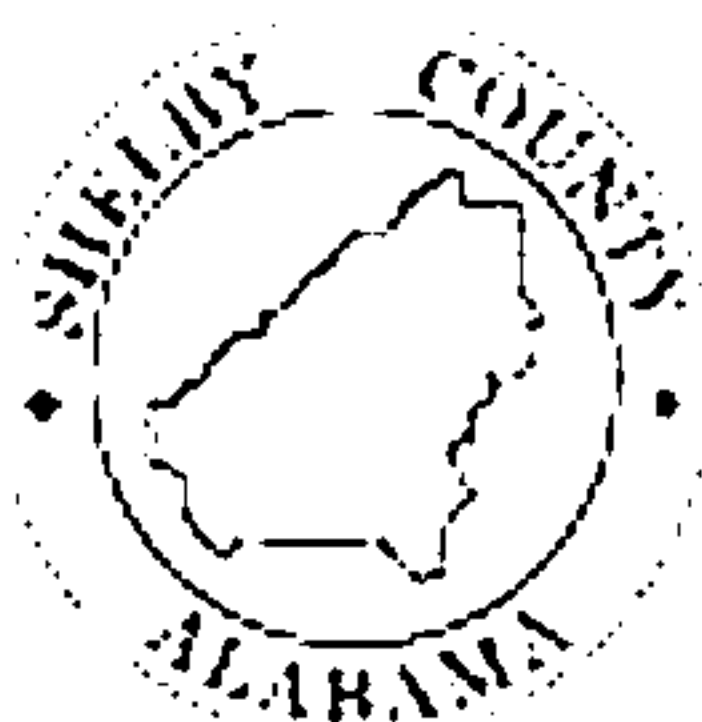
I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Benjamin McWhorter III** whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she executed the same voluntarily and as his/her act on the day the same bears date.

Given under my hand and seal of office this 16th day of May, 2023.

Monica Elise Proctor Wilson
Notary Public
My Commission Expires:
10/03/2025



This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2023 01:40:42 PM
\$43.50 JOANN
20230517000146950

Allie S. Bayl