

SEND TAX NOTICE TO:

Alice M. Hardy and Christopher Jordan Hardy
567 Highway 61
Columbiana, AL 35051

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**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$359,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joseph Motes and Mylana Motes, husband and wife**, whose address is 1177 Silver Creek Lane, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Alice M. Hardy and Christopher Jordan Hardy**, whose address is 567 Highway 61, Columbiana, AL 35051 (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 **Alice M. Hardy and Christopher Jordan Hardy, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 567 Highway 61, Columbiana, AL 35051 to-wit:**


Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 913.13 feet to the Point of beginning; thence South 88 degrees 54 minutes 48 seconds East a distance of 107.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 419.61 feet to a point on the Northerly Right of way line of Shelby County Highway 61; thence North 88 degrees 33 minutes 37 seconds West and along said Right of way line, a distance of 24.98 feet; thence North 01 degrees 26 minutes 23 seconds East and along said Right of way line, a distance of 5.00 feet; thence North 88 degrees 33 minutes 37 seconds West and along said right of way line, a distance of 291.09 feet; thence North 00 degrees 00 minutes 00 seconds East and leaving said right of way line, a distance of 412.66 feet; thence South 88 degrees 54 minutes 48 seconds East, a distance of 208.90 feet to 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 \$318,000.00 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 25th day of May, 2023.


Joseph Motes



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2023 10:05:08 AM
\$67.00 PAYGE
20230526000158280

Alicia S. Bayl


Mylana Motes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Joseph Motes and Mylana Motes 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 this 25th day of May, 2023.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026

