

Send Tax Notice to:
Noah Lawler and Morgan Appenrott
3409 Wildewood Dr
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-1019

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100, \$175,000.00 and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Antonia V. Parker, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

10292 Eleanor Court, Fairhope, AL 36532

by **Noah Lawler and Morgan Appenrott, (herein referred to as "Grantee")**, whose mailing address is 3409 Wildewood Dr., Pelham, AL 35124-1432

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 property, which has a mailing address of **3409 Wildewood Dr., Pelham, AL 35124-1432**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$171,830.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of February 2024

Antonia V. Parker
Antonia V. Parker

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned Notary Public in and for said County and State, hereby certify that Antonia V. Parker 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 22nd day of February, 2024.

Sharon Stafford
Notary Public
My Commission Expires: 05/31/2027

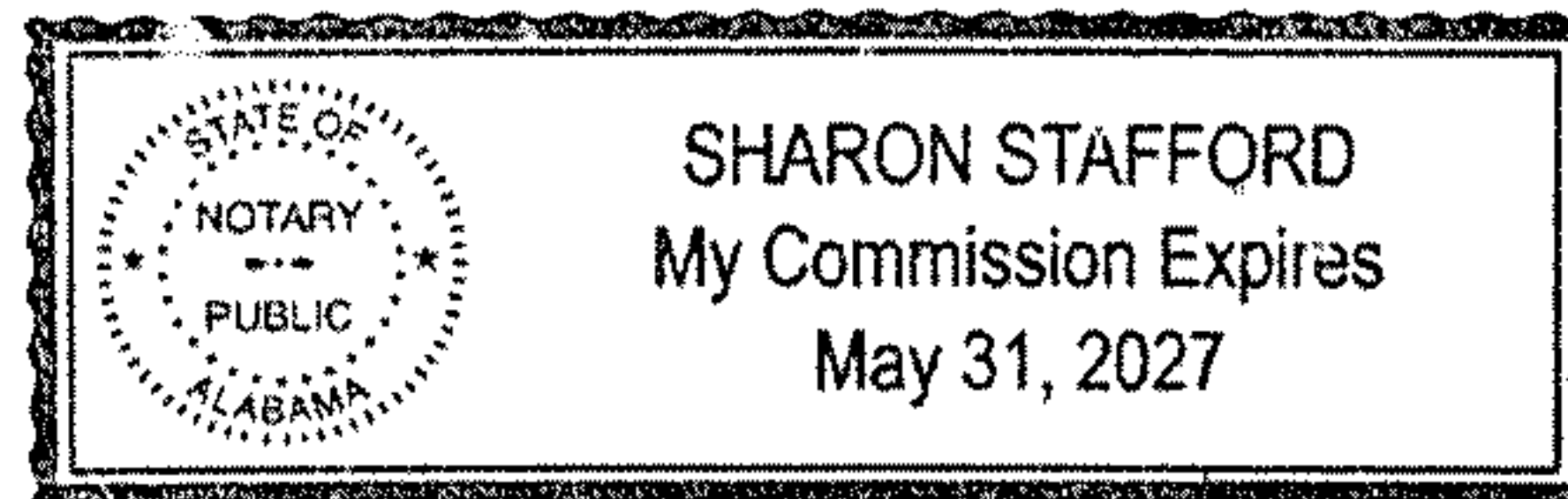


EXHIBIT A

Property 1:

Lot 5, Block 1, according to the Amended Map of Wildewood, recorded in Map Book 8, Page 3, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 09:49:49 AM
\$31.50 JOANN
20240301000055230

Allen S. Bayl