

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

148 Chestnut Dr
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 (\$339,900.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **RENEE D. MCBEE and JOHN R. MCBEE**, a married couple, in hand paid by the GRANTEE(S), **LESLEY CLARK WHEATLEY and ROBERT WILLIAM DASENBROCK**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 46, according to the Survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 59, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20070531000254920.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Restrictions and covenants as contained in Map Book 12, page 59 in the Probate Office of Shelby County, Alabama.

NOTE: \$322,905.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 10th day of April, 2024.

Renée D. McBee
RENEE D. MCBEE

John R. McBee
JOHN R. MCBEE

STATE OF ALABAMA)
)
COUNTY OF WALKER)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **RENEE D. MCBEE and JOHN R. MCBEE** is(are) signed to the foregoing conveyance, and who is(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 10th day of April, 2024.

Carla M. [Signature]
NOTARY PUBLIC
My Commission Expires: 9/8/24

Address of Grantee:

148 Chestnut Dr
Alabaster, AL 35007

Address of Grantor:

PO Box 180
Montevallo, AL

Property Address:

148 Chestnut Drive
Alabaster, AL 35007

Real Value: \$339,900.00



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/16/2024 11:16:29 AM

\$45.00 BRITTANI

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Allen S. Bayl