

20200204000046990
02/04/2020 03:46:16 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Tammy Gray
3364 N Wildewood Dr
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2000052

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)** in hand paid to the undersigned, **Kay Bentley Merkl , a married woman**, whose address is 4089 Falliston Dr., Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Tammy Gray**, whose address is 3389 Wildewood Drive, Pelham, AL 35124 , (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, the following described real estate situated in Shelby County, Alabama, the address of which is 3364 N Wildewood Dr., Pelham, AL 35124-1200, to-wit:

Lot 26 and part of Lot 29, according to the Amended Map of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama, described as follows: A triangle at the rear of Lot 26, with 50 feet abutting the front part of Lot 29, 75 feet abutting Lot 26 and 55.90 feet abutting Lot 30, all of said lots are in the Wildewood Village, Third Addition, as shown above.

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 \$152,192.00 executed and recorded simultaneously herewith.

Kay Bentley Merkl, is the surviving grantee of that certain Warranty Deed recorded under Instrument # 20111028000323810 in the Probate Office of Shelby County, Alabama; the other grantee Mary C. Bentley is deceased, having died on or about January 3, 2019.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse.

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 31st day of January, 2020.


Kay Bentley Merkl

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Kay Bentley Merkl, a married woman, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31st day of January, 2020.


Notary Public

KELLIE DYAR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2020 03:46:16 PM
\$28.00 MISTI
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