

SEND TAX NOTICE TO:

Travian Bernard Smalls and Jasmine Smalls
316 Waterford Cove Trail
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000685

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Angela M. Axt and Landon Kyle Axt, a married couple**, whose address is: 25 CR 1001 Jamison AL 35085 (hereinafter "Grantor", whether one or more), by **Travian Bernard Smalls and Jasmine Smalls**, whose address is **316 Waterford Cove Trail, Calera, AL 35040** (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 **Travian Bernard Smalls and Jasmine Smalls, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **316 Waterford Cove Trail, Calera, AL 35040**, to-wit:

Lot 651, according to the Survey of Waterford Cove - Sector 1, as recorded in Map Book 28 Page 68, in the Probate Office of Shelby County, Alabama.

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 \$232,323.00 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 12th day of November, 2020.



Angela M. Axt


Landon Kyle Axt

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Angela M. Axt and Landon Kyle Axt, a married couple, 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 on this 12th day of November, 2020.


Notary Public
Printed Name: Kenneth B. St John
My Commission Expires: 11/13/2022

