

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

Neil Bailey
P.O. Box 875
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. **Kerry Dwayne Styron**, a single person whose address is 163 Jones Rd Helena AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Neil Bailey** whose mailing address is PO Box 875 Pelham AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 9350 Brook Forest Circle, Helena, AL 35080 to wit:

LOT50-C, BROOK FOREST ADDITION TO WYNDHAM, AS RECORDED IN MAP BOOK 27, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4 day of December, 2020.

Kerry Dwayne Styron
Kerry Dwayne Styron

STATE OF ALABAMA

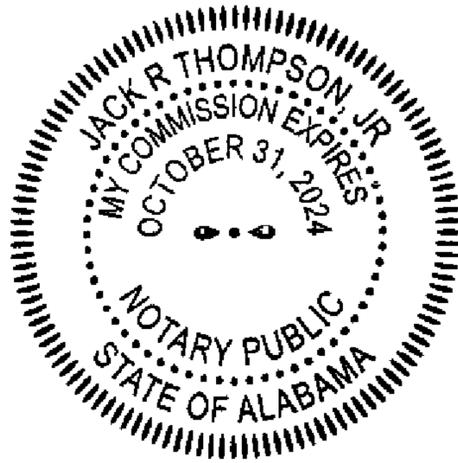
JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Kerry Dwayne Styron whose name 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 this conveyance, he, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 4th day of Dec., 2020

My Commission Expires: 10/31/2024

[Signature]
Notary Public



(S E A L)

ATB 2062



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2020 08:54:57 AM
\$175.00 CHERRY
20201209000562440

Allie S. Boyd