

20210127000044400
01/27/2021 10:23:56 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Corey Scott, Sr.
229 Makena Way
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001882

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ellsworth W. Maddux and Carmenita B. Maddux , husband and wife**, whose address is P.O. Box 1345, Sylacauga, AL 35007 (hereinafter "Grantor", whether one or more), by **Corey Scott, Sr.**, whose address is 229 Makena Way, Alabaster, AL 35007 , (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 229 Makena Way, Alabaster, AL 35007**, to-wit:

Lot 55, according to the plat of Southfield Gardens, as recorded in Map Book 38, Page 100, 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 \$220,924.00 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, Grantors, Ellsworth W. Maddux By: Carmenita B. Maddux Attorney-in-fact and Carmenita B. Maddux, by, as attorney-in-fact, has hereunto set his/her signature and seal on this the day of January 26, 2021.

Ellsworth W. Maddux by Carmenita B. Maddux his
attorney in fact
Ellsworth W. Maddux
By: Carmenita B. Maddux Attorney-in-fact

Carmenita B. Maddux
Carmenita B. Maddux

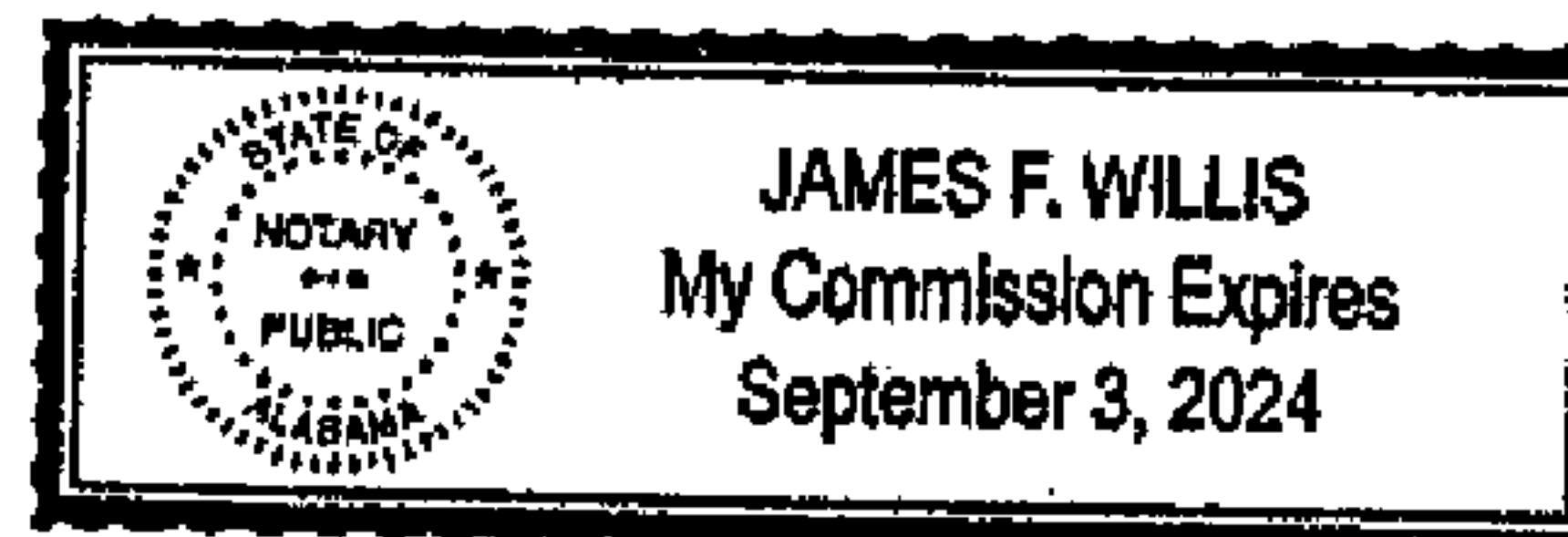
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name as attorney in fact for Ellsworth W. Maddux By: Carmenita B. Maddux Attorney-in-fact and Carmenita B. Maddux, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Ellsworth W. Maddux By: Carmenita B. Maddux Attorney-in-fact and Carmenita B. Maddux on the day the same bears date.

Given under my hand and official seal on this ^{24th}~~22nd~~ day of January, 2021.
JFW


Notary Public

Commission Expires: September 3, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2021 10:23:56 AM
\$29.50 CHERRY
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Allen S. Bayl