

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2151

SEND TAX NOTICE TO:

220 Camellia Dr.
Chelton, AL 35043

[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 **Fifty Three Thousand and 00/100 Dollars (\$53,000.00)** 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. I or we, **Laura M. Chesser, a single person** whose mailing address is: 5183 Hwy 51 Wilcoxville AL 35186; **Faye M. Brasher, a single person** whose mailing address is: 54 Brooklane Dr. Wilcoxville, AL 35186; **Gary Mead a MARRIED person** whose mailing address is: 3223 Old Sylacauga Hwy, Sylacauga, AL 35150; **Douglas Bailey, a single person** whose mailing address is: 265 Penny Lane, Childersburg, AL 35044; and **Michael Bailey, a married person** whose mailing address is: 5365 Hwy 55 Wilcoxville, AL 35186 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carl E. Garrett, III and Stephanie N. Garrett** whose mailing address is: 220 Camellia Chelton, AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 0 North River Drive, Shelby, Alabama 35143

Lot No. 12 in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Probate Office of Shelby County, Alabama in Map Book 5, Page 29.

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.

\$45,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

This does not constitute the homestead property of grantors or their spouses

Laura M. Chesser, Faye M. Brasher and Rebecca M. Mead are the Heirs at Law of Mary Louise Moore Deceased.

Gary Mead, Douglas Bailey and Michael Bailey are the Heirs at Law of Rebecca Mead, Deceased

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 19th day of March, 2021.

Laura M. Chesser
Laura M. Chesser

Faye M. Brasher
Faye M. Brasher

Gary Mead
Gary Mead

Douglas Bailey
Douglas Bailey

Michael Bailey
Michael Bailey

STATE OF ALABAMA

Tetlowee County ss:

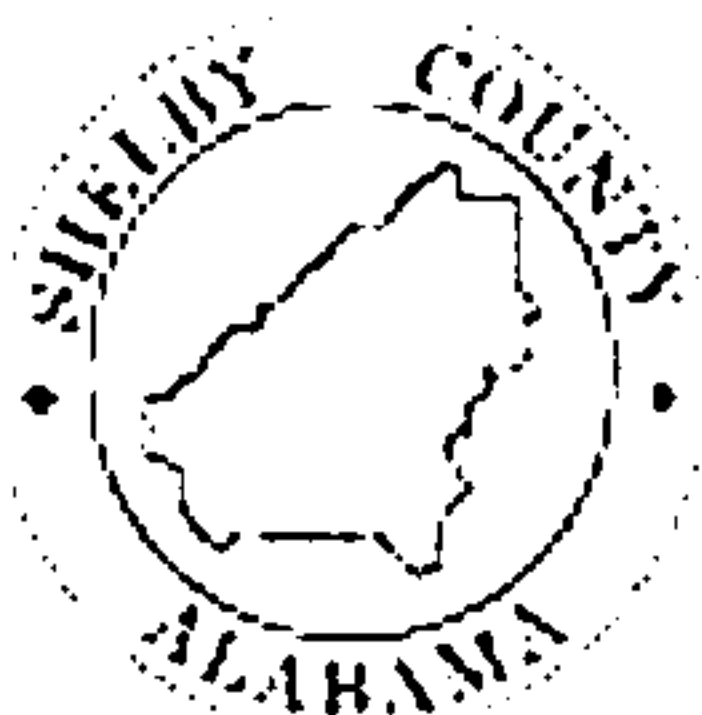
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Laura M. Chesser, Faye M. Brasher, Gary Mead, Douglas Bailey and Michael Bailey** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of March, 2021

My Commission Expires: 10/31/2024

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2021 01:21:05 PM
\$81.00 CHERRY
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Allen S. Bayl