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04/06/2021 03:16:23 PM
DEEDS 1/2

Send tax notice to:
Michael Raymond Belcher & Connie Ezell Belcher
234 Timber Ridge Circle
Alabaster, AL 35007
HOV2100140

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Eighty Five Thousand Five Hundred and 00/100 Dollars (\$485,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Sean Lemley and Benetta Lemley, husband and wife whose mailing address is: 127 Westerbrook Drive; Toney, AL 35773**, (hereinafter referred to as "Grantors"), by **Michael Raymond Belcher and Connie Ezell Belcher** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to A Resurvey of Lots 10-13, 27, 31, 32 & 34-38 of Forest Ridge, as recorded in Map Book 32, Page 22 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

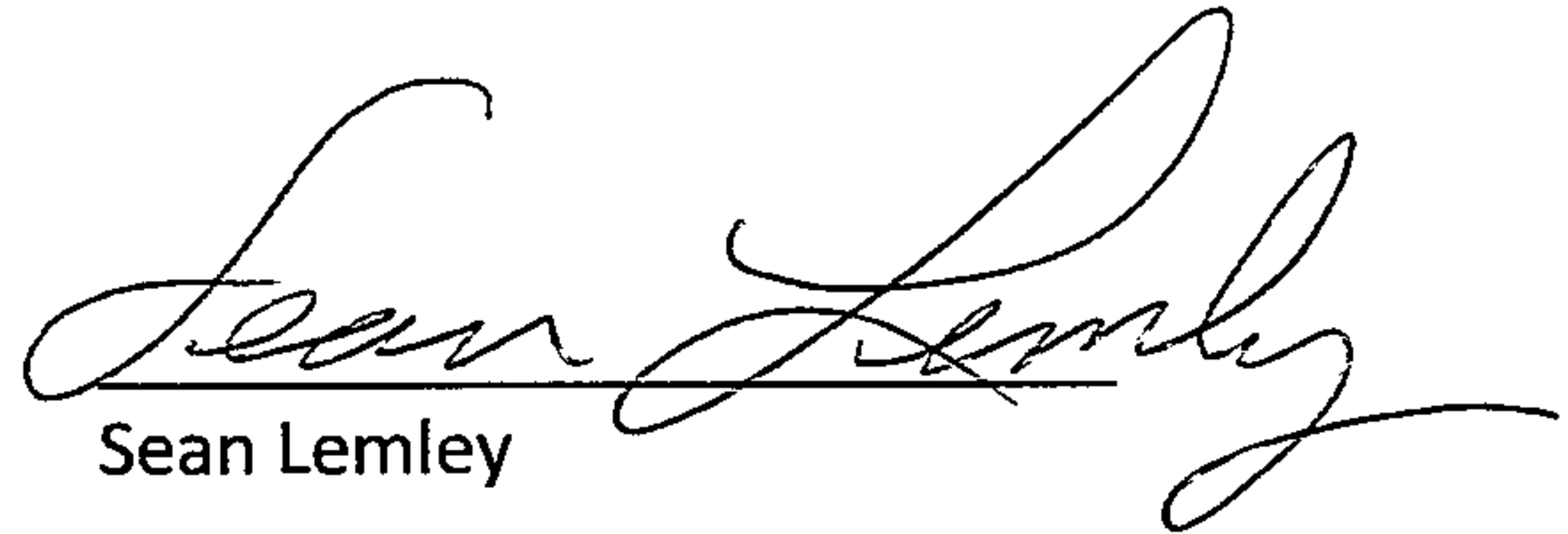
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$443,067.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Sean Lemley and Benetta Lemley have hereunto set their signature(s) and seal(s) on April 5, 2021.

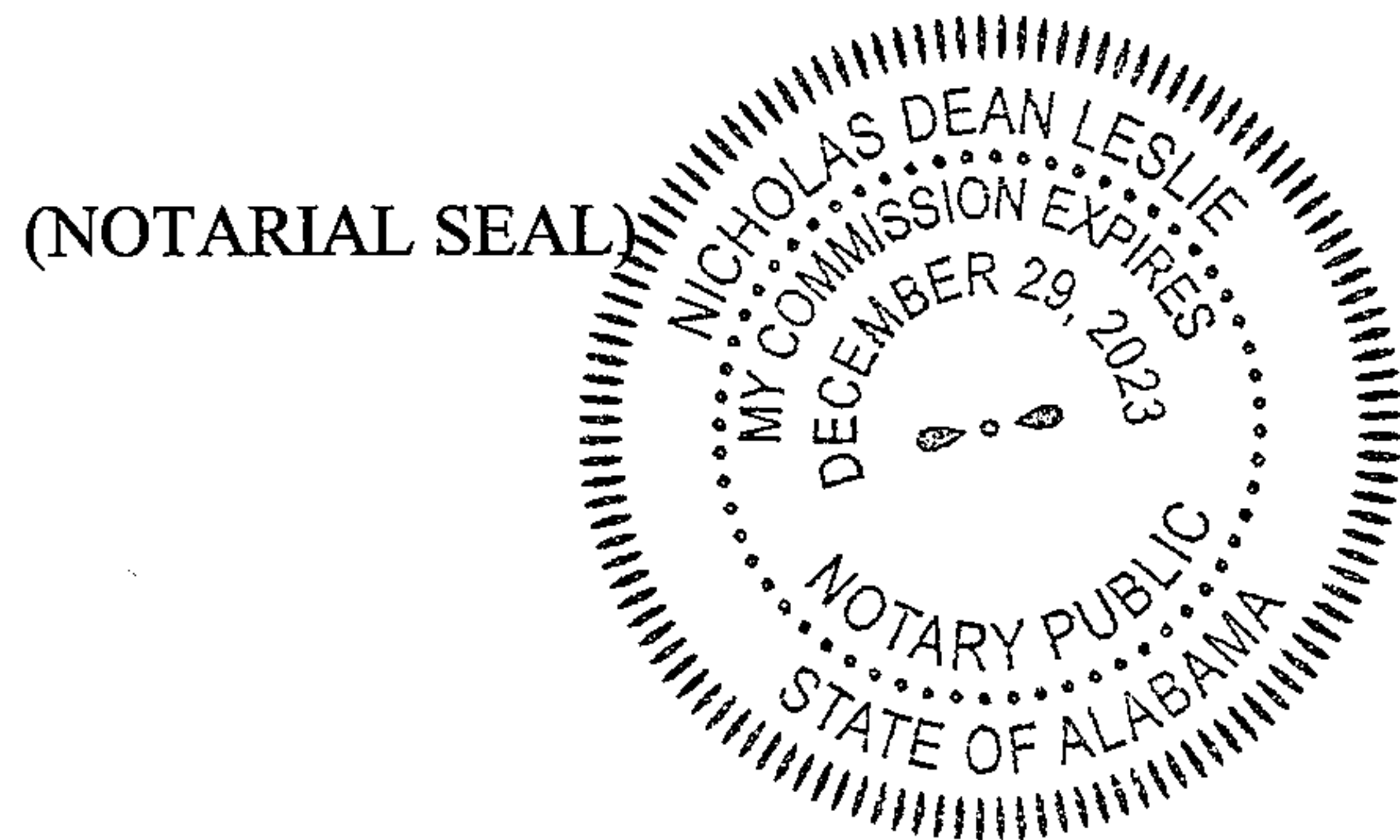

Sean Lemley

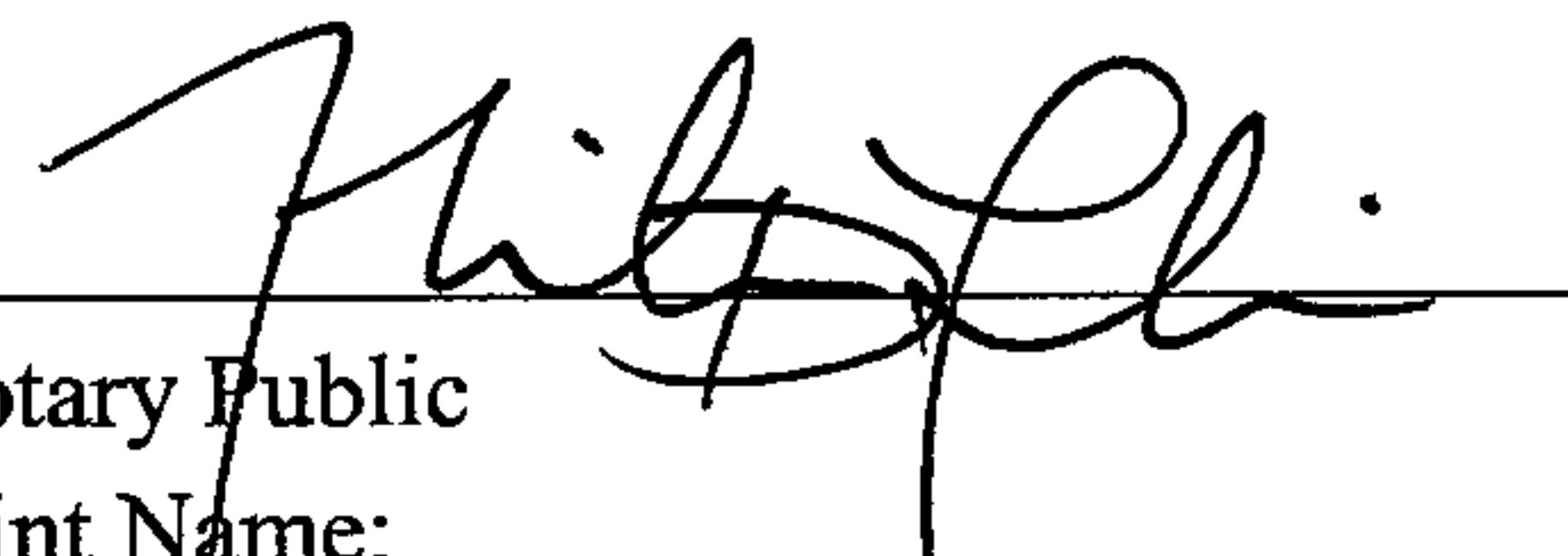

Benetta Lemley

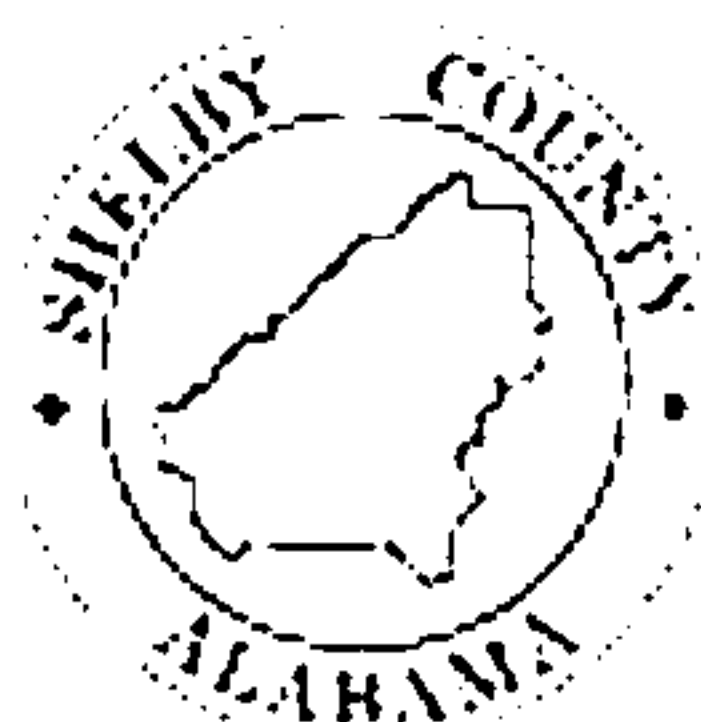
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sean Lemley and Benetta Lemley, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2021.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$67.50 JOANN
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