20210407000173710 04/07/2021 09:30:56 AM DEEDS 1/2

SEND TAX NOTICE TO:

Jonathan Whiten and Amy Whiten 113 Saint Charles Helena, AL 35080 This instrument prepared by: S. Kent Stewart Stewart & Associates, P.C. 3595 Grandview Pkwy, #280 Birmingham, Alabama 35243 BHM2100266

## WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Two Hundred Forty Seven Thousand and 00/100 Dollars (\$247,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Kelvin Suttles, an unmarried man, whose address is 113 Saint Charles Dr. Helena, AL 35080, (hereinafter "Grantor", whether one or more), by Jonathan Whiten and Amy Whiten, whose address is 113 Saint Charles Dr., Helena, AL 35080, (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 Jonathan Whiten and Amy Whiten, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 113 St. Charles Dr., Helena, AL 35080, to-wit:

Lot 26, according to the Survey of St. Charles Place, Phase One, Sector Two as recorded in Map Book 22, Page 59, 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 \$127,000.00 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.

## 20210407000173710 04/07/2021 09:30:56 AM DEEDS 2/2

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of March, 2021.

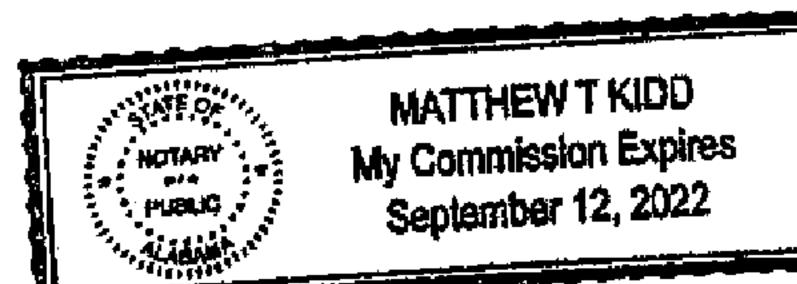
Kelvin Suttles

## State of Alabama County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, , whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26th day of March, 2021.

Notary Public





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2021 09:30:56 AM
\$145.00 JOANN

20210407000173710

alling 5. Beyol