

SEND TAX NOTICE TO:

John J. McKee and Pamela E. McKee
11083 Roanoak Loop
Daphne, AL 36526

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100176

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Sixty Five Thousand and 00/100 Dollars (\$365,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Leon Hill and Patricia Hill, husband and wife**, whose address is 2901 Ballantrae Club Dr., Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **John J. McKee and Pamela E. McKee** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 119 Leray Dr., Calera, AL 35040, to-wit:**

Lot 119, according to the Survey of Shelby Springs Farms Camp Winn Sector 2, Phase 2, as recorded in Map Book 26, Page 58, in the Office of the Judge of Probate 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 \$328,500.00 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, Grantor has set their signature and seal on this 7th day of May, 2021.

Leon Hill

Leon Hill

Patricia Hill

Patricia Hill

State of Alabama
County of Shelby

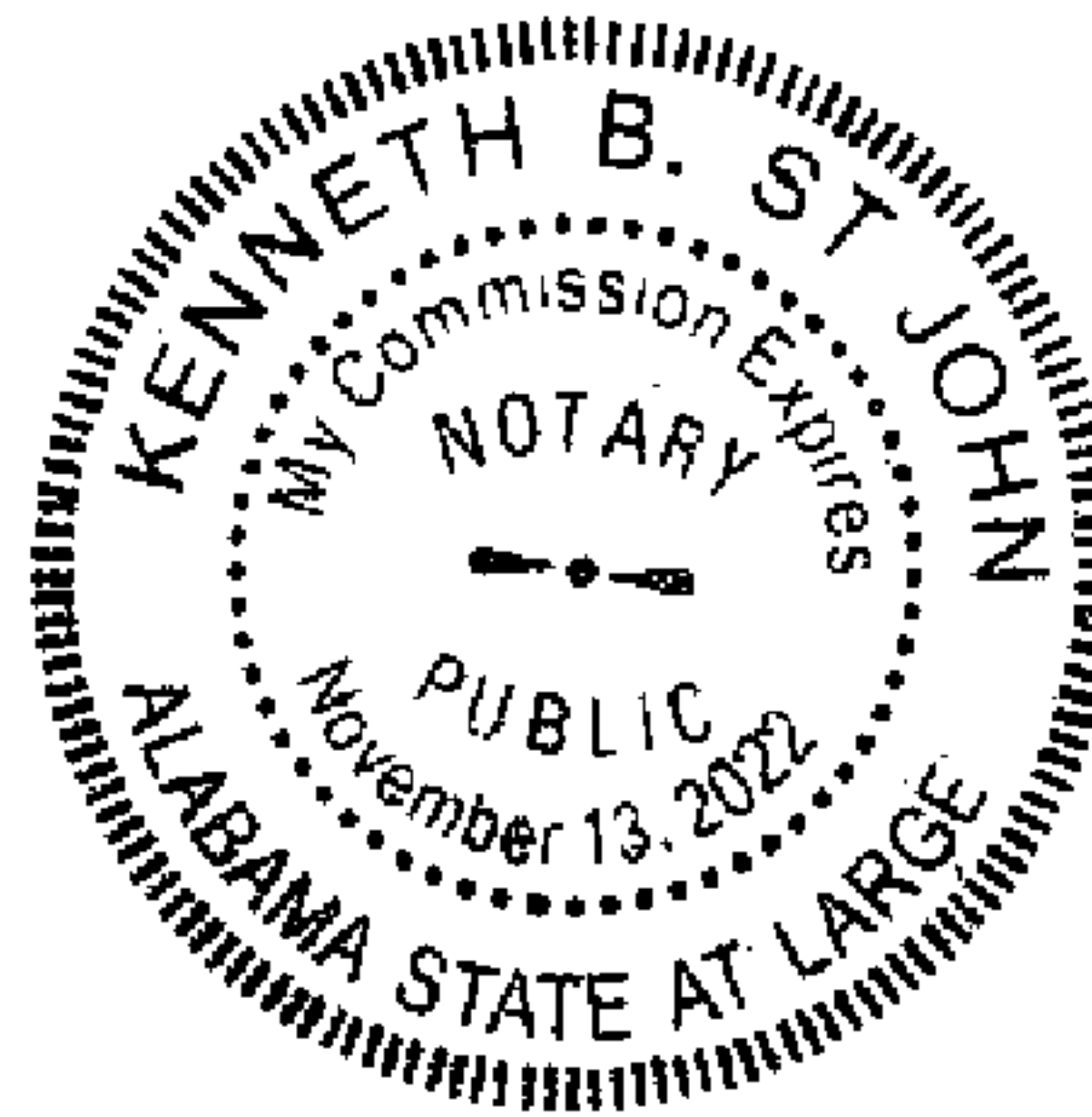
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Leon Hill and Patricia Hill, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal on this 7th day of May, 2021.

Kenneth B. St. John

Notary Public: Kenneth B. St. John

My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2021 09:11:11 AM
\$61.50 CHERRY
20210510000230000

Allie S. Bayl