

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2517

1207 Michael Dr.
Alabaster, AL 35007

[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 **Two Hundred Fifty-three Thousand Nine Hundred and 00/100 Dollars (\$253,900.00)** 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, **Jewel E. Fortner**, a **single person** whose mailing address is: 1116 Shivez St. Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Amanda Welch** whose mailing address 1207 Michael Dr. Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 1207 Michael Drive, Alabaster, AL 35007

Lot 38, according to the Survey of Scottsdale, Second Addition, as shown by map recorded in Map Book 7, Page 118 in the Probate Office of Shelby County, Alabama.

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.

\$203,120.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

"Jewel E. Fortner is the surviving grantee of deed recorded in Real Book 340, Page 275, in the Probate Office of Shelby County, Alabama, the other grantee Bennie L. Fortner, Jr., having died on or about the February 20, 2021

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 16th day of July, 2021.

Jewel E. Fortner
Jewel E. Fortner

STATE OF ALABAMA

Jefferson County ss:

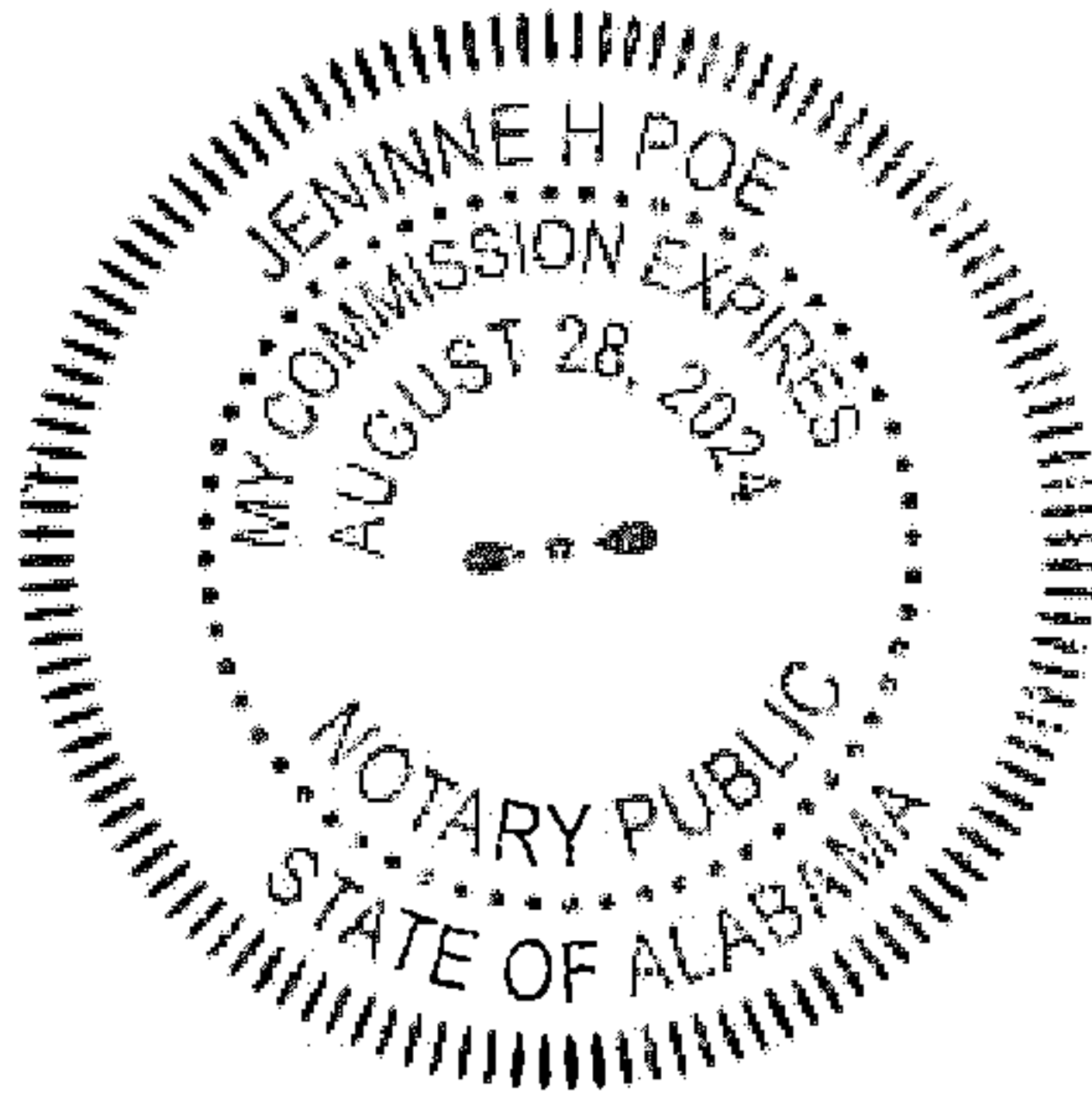
I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Jewel E. Fortner** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16th day of July, 2021

My Commission Expires: 8-28-2024

Jeninne H Poe
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2021 02:25:53 PM
\$76.00 BRITTANI
20210720000351910

Allie S. Boyd