

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20210823000409930
08/23/2021 12:07:53 PM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

1037 Glaze Ferry Road
Harpersville AL 35828

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Thirty-Seven Thousand Five Hundred and 00/100 (\$137,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Beverly Elaine Southern and Michael Ray Southern**, in hand paid by the GRANTEE(S), **Joshua Gerald Whittle**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1 of Josh N Jess Subdivision, as per map or plat of said subdivision recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 54, Page 66.

NOTE: \$166,600.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Inst. 2020052000201010.

Subject to reservations, easements and rights of ways of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs,

executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 13 day of August, 2021.

Beverly Elaine Southern

Beverly Elaine Southern

Michael Ray Southern

Michael Ray Southern

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Beverly Elaine Southern and Michael Ray Southern** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2021.



[Signature]
NOTARY PUBLIC
My Commission Expires: 11-1-22

Address of Grantee:
1037 Glaze Ferry Rd
Harpersville, AL 35078

Address of Grantor:
1006 Watermill Circle
Birmingham, AL 35242

Property Address:
1037 Glaze Ferry Road
Harpersville, AL 35078

Real Value: \$137,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2021 12:07:53 PM
\$26.00 CHERRY
20210823000409930

Allie S. Boyd