

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2633

SEND TAX NOTICE TO:

125 Coeur D'Alene
Montevallo, AL 35115

[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 **Five Hundred Ninety-five Thousand and 00/100 Dollars (\$595,000.00)** 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, **L. Spencer Shaw and Connie C. Shaw, a married couple** whose mailing address is: PO Box 56 Montevallo AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James L. Starkey** whose mailing address 125 Coeur D'Alene Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 125 Coeur D'Alene, Montevallo, AL 35115

Lot 7, according to the Survey of Indian Cove, as recorded in Map Book 21, Page 138, 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.

\$403,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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 20th day of August, 2021.

L. Spencer Shaw
L. Spencer Shaw

Connie C. Shaw
Connie C. Shaw

STATE OF ALABAMA

Shelby County ss:

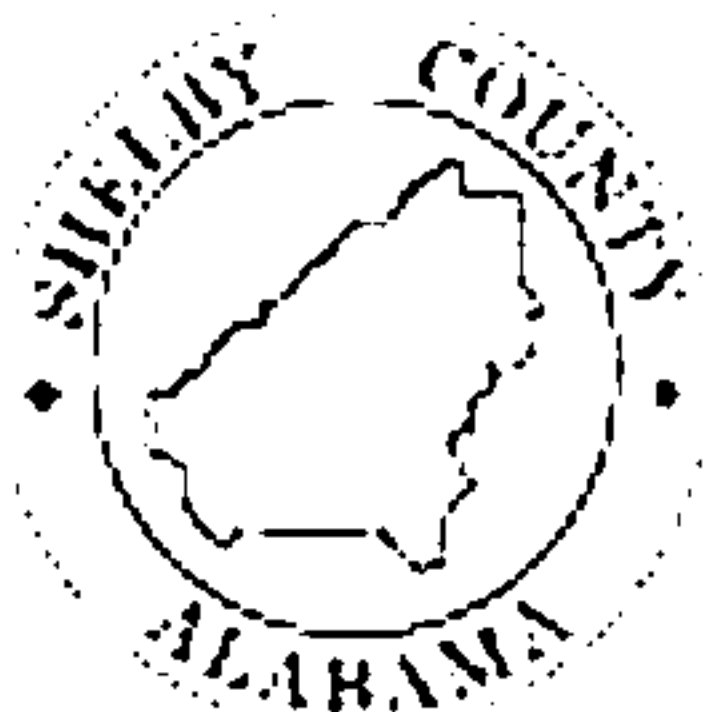
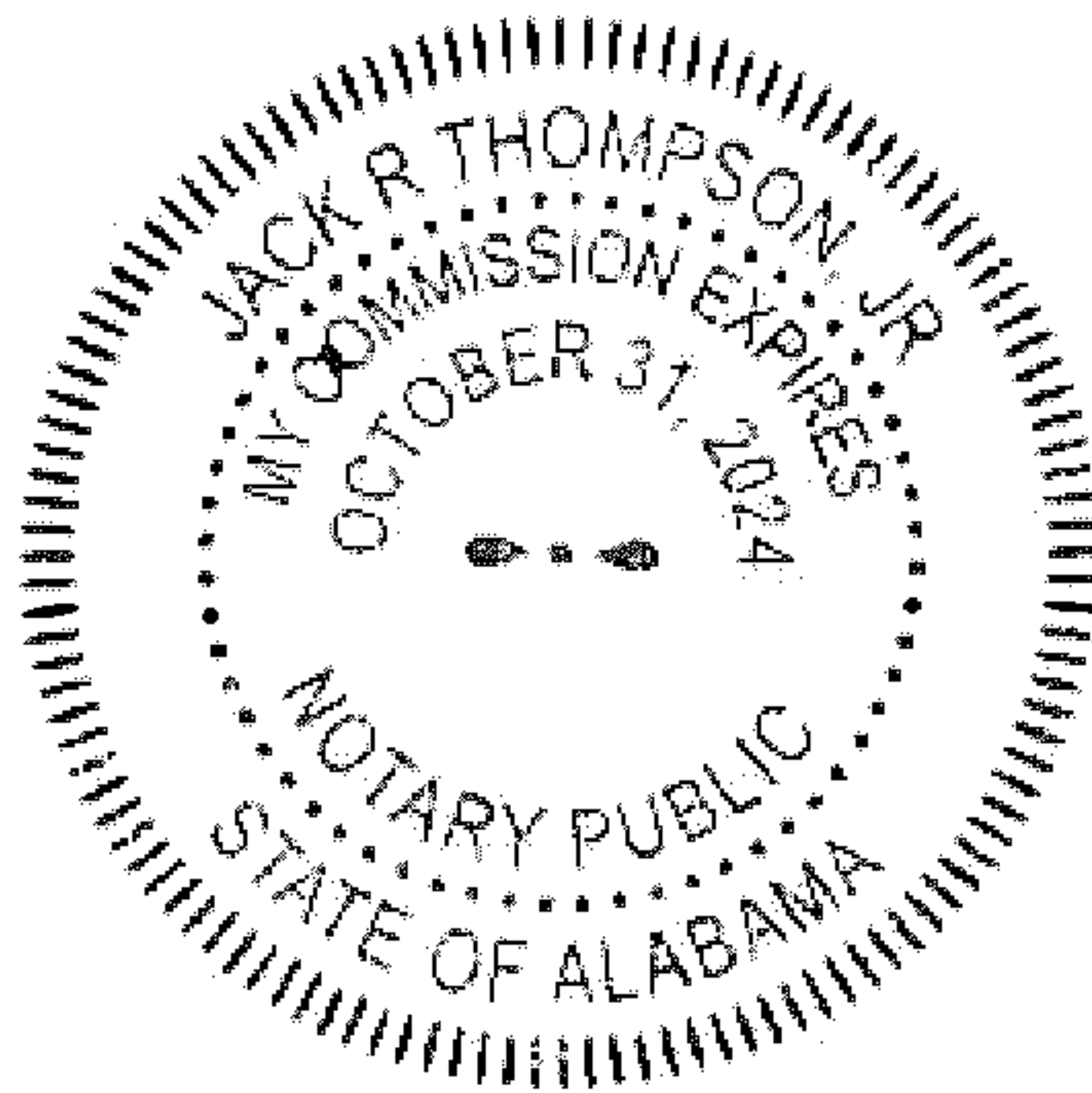
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **L. Spencer Shaw and Connie C. Shaw** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of August, 2021

My Commission Expires: 10/31/2024

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2021 02:38:56 PM
\$217.00 JOANN
20210823000410440

Allie S. Bayl