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09/10/2021 10:41:38 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Stephanie Nicole Withorne
195 Camden Cove Pkwy
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100250

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Terence D. Cummings and Tracy L. Cummings**, a **married couple**, whose address is 3405 Avenue G, Birmingham, AL 35218 (hereinafter "Grantor", whether one or more), by **Stephanie Nicole Withorne**, whose address is 195 Camden Cove Pkwy, Calera, AL 35040, (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 195 Camden Cove Pkwy, Calera, AL 35040, to-wit:**

Lot 36, according to the Survey of Camden Cove Sector 2, as recorded in Map Book 27, Page 26, 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 \$274,829.00 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 9th day of September, 2021.

Terence D. Cummings
Terence D. Cummings

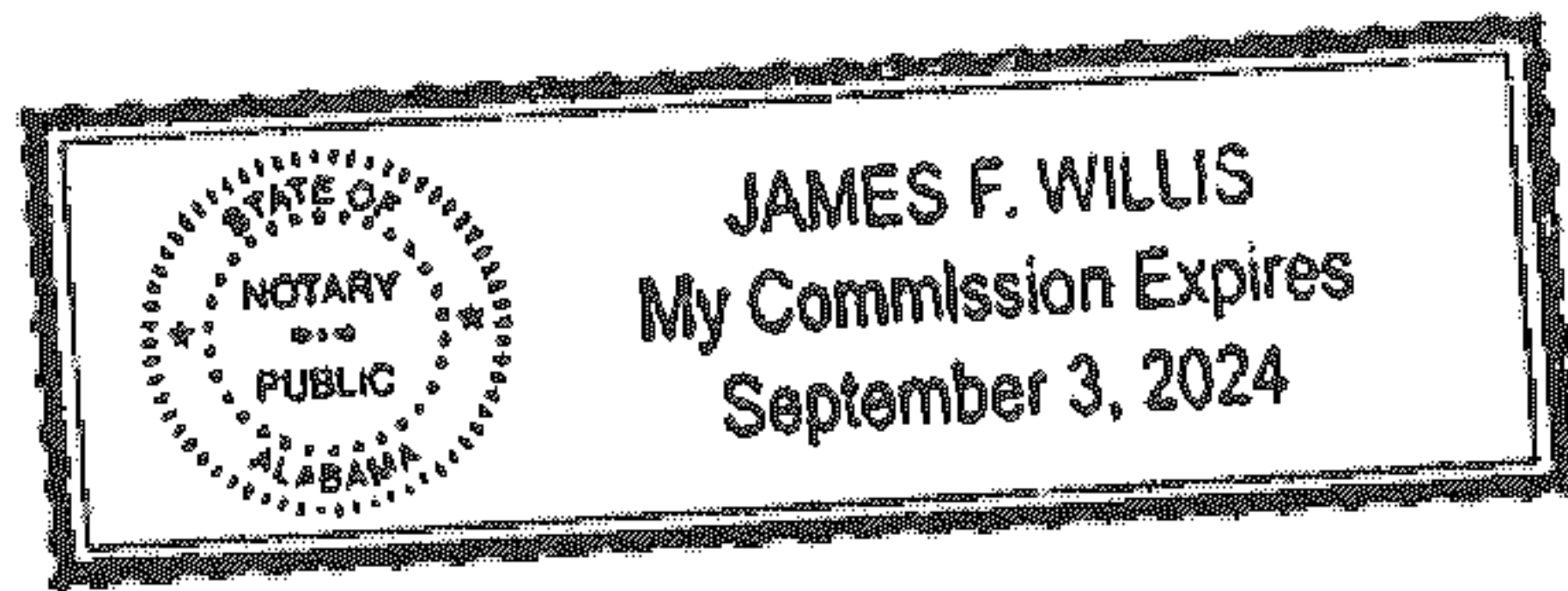
Tracy L. Cummings
Tracy L. Cummings

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Terence D. Cummings and Tracy L. Cummings , a married couple, 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 9th day of September, 2021.

James F. Willis
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/10/2021 10:41:38 AM
\$30.50 JOANN
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Allie S. Bayl