20211001000480370 10/01/2021 02:15:00 PM DEEDS 1/3

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Jennifer Elaine Granberry 1341 Whirlaway Circle Helena, AL 35080

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STATE OF ALABAMA)		
)	WARRANTY DEED	
COUNTY OF SHELBY)		

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **STEPHANIE MORGAN**, an unmarried woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **JENNIFER ELAINE GRANBERRY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, towit:

Lot 76, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$245,000.00 of the above-recited consideration is being paid with funds from a purchase money mortgage being recorded simultaneously herewith .

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

20211001000480370 10/01/2021 02:15:00 PM DEEDS 2/3 IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 30th of September, 2021.

STEPHANIE MORGAN

STATE OF ALABAMA

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that STEPHANIE MORGAN, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHERBOF, I have hereunto set my hand and seal this the 30th day of September, 2021.

NOTARY PUBLIC

My commission expires: LENARY MARY

OB-15-24

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	STEPHANIE MOR	GAN	Grantee's NameJENNIFER ELAINE GRANBERRY				
Mailing Address	1341 WHIRLAWAY HELENA, AL 3508	 	Mailing Address 1341 WHIRLAWAY CIRCLE HELENA, AL 35080				
Property Address	1341 WHIRLAWAY HELENA, AL 3508			Date of Sa	ale Septembe i	r 30, 2021	
	FERNALISMS MAN VVVV		Total Pu	urchase Pri	ce \$325,000.0	0	
				or I Value	\$		
			Assessor's	or Market Val	ue \$		
•	ce or actual value clair of documentary evid			n the followi	ing document	ary evidence: (check	
Bill of Sale			Appraisal				
Sales Contra X Closing State			Other		· · · · · · · · · · · · · · · · · · ·		
If the conveyance of this form is not	-	for recordation cont	ains all of the	required in	formation refe	erenced above, the filing	
		Inst	ructions				
Grantor's name a current mailing ac		provide the name of	the person or	persons co	enveying intere	est to property and their	
Grantee's name a conveyed.	nd mailing address -	provide the name of	the person or	persons to	whom interes	st to property is being	
	 the physical address perty was conveyed. 	, , ,	ng conveyed,	if available.	Date of Sale	- the date on which	
Total purchase protection the instrument off		t paid for the purchas	se of the prope	erty, both re	al and persor	nal, being conveyed by	
	d for record. This may	-	•	•	•	al, being conveyed by the praiser or the assessor's	
valuation, of the p		d by the local official	charged with	the respons	sibility of valui	e, excluding current use ing property for property 40-22-1(h).	
further understan	at of my knowledge and that any false state 1975 § 40-22-1 (h).					true and accurate. I he penalty indicated in	
Date Septembe	r 30, 2021		Print Malc	olm_S_M@i	Leod		
			Ciam C		Z		
Unattested	, 	(verified by)	_ Sign	(Grantor/G	Srantee/Owne	r/Agent) circle one	
File 210837		Filed and Rec Official Public Judge of Prob Clerk Shelby County 10/01/2021 02	c Records ate, Shelby Cou	unty Alabam	a, County	Form RT-1	
	LAHAM	\$108.00 BRIT				Alabama 08/2012 LSS	

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