

SEND TAX NOTICE TO:

Dana Byrd
107 Cove Ln.
Pelham, AL 35124-2866

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100430

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Sixty Seven Thousand and 00/100 Dollars (\$267,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Loretta F. Jones , an unmarried woman**, whose address is 2326 Wellington St., Florence, AL 35630 (hereinafter "Grantor", whether one or more), by **Dana Byrd** (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 107 Cove Ln, Pelham, AL 35124-2866, to-wit:**

Lot 2874, according to the Survey of Weatherly Highlands, The Cove, Sector 28, Phase I, as recorded in Map Book 27, Page 99, 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 \$253,650.00 executed and recorded simultaneously herewith.

Loretta F. Jones and Loretta Jones are one and the same person.

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 7th day of October, 2021.

Loretta Jones by her Attorney in Fact Deborah Kay Jones
Loretta Jones by her Attorney in Fact
Deborah Kay Jones

State of Alabama
County of Lauderdale

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Deborah Kay Jones, as Attorney in Fact for Loretta Jones, 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 conveyance she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

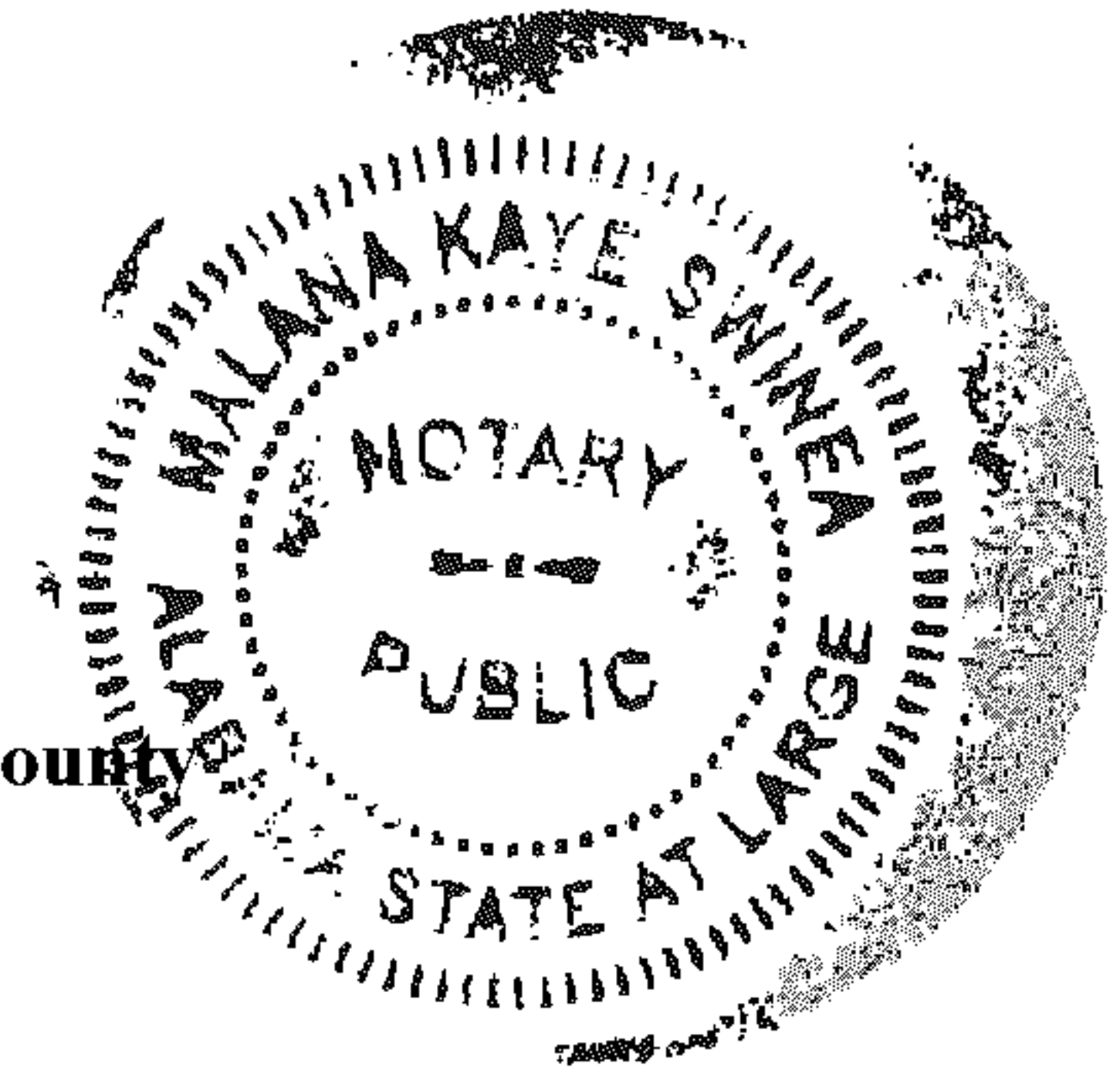
Given under my hand and official seal on this 7th day of October, 2021.

Malana Swiney
Notary Public

My Commission Expires 7/8/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2021 09:11:04 AM
\$38.50 CHERRY
20211011000493660



Malana Swiney