

20211012000495740
10/12/2021 11:29:00 AM
DEEDS 1/2

SEND TAX NOTICE TO:

John P. Gotham
2419 Dalton Drive
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100766

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Eight Thousand Eight Hundred and 00/100 Dollars (\$308,800.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Roy L. Tanner and Anita L. Tanner, Trustees, or their successors in Trust, under the Tanner Living Trust, dated October 30, 2013, and any amendments thereto**, whose address is **413 Grove Hill Circle, Alabaster, AL 35007** (hereinafter "Grantor", whether one or more), by **John P. Gotham**, whose address is **2419 Dalton Drive, Pelham, AL 35124** (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 2419 Dalton Drive, Pelham, AL 35124, to-wit:**


Lot 223, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7 Page 49, in the Probate Office of Shelby County, Alabama.

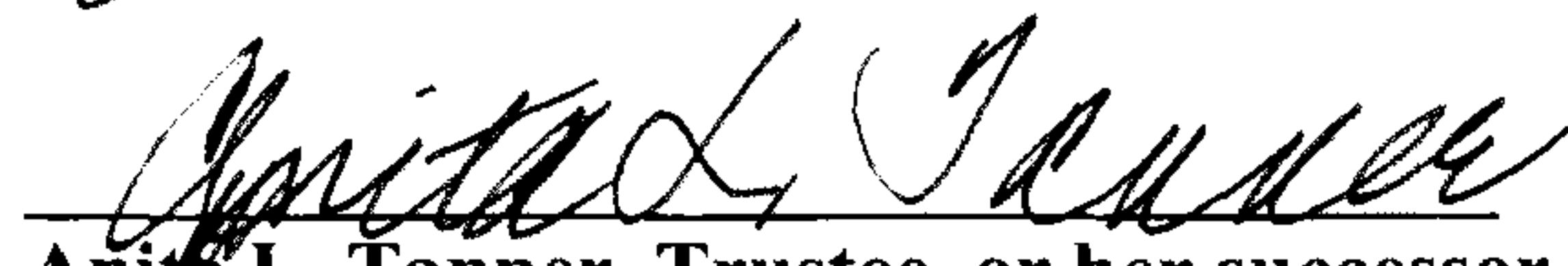
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 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 8th day of October, 2021.

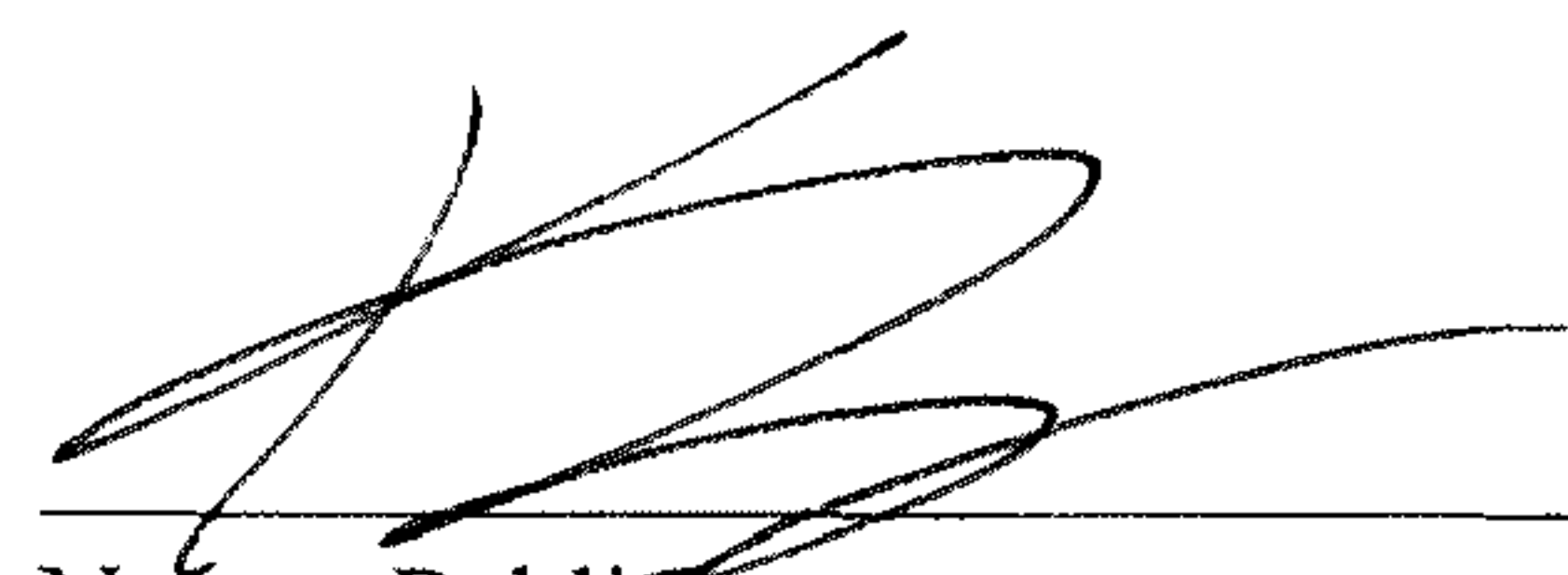

Roy L. Tanner, Trustee, or his successor in Trust, under the Tanner Living Trust, dated October 30, 2013, and any amendments thereto


Anita L. Tanner, Trustee, or her successor in Trust, under the Tanner Living Trust, dated October 30, 2013, and any amendments thereto

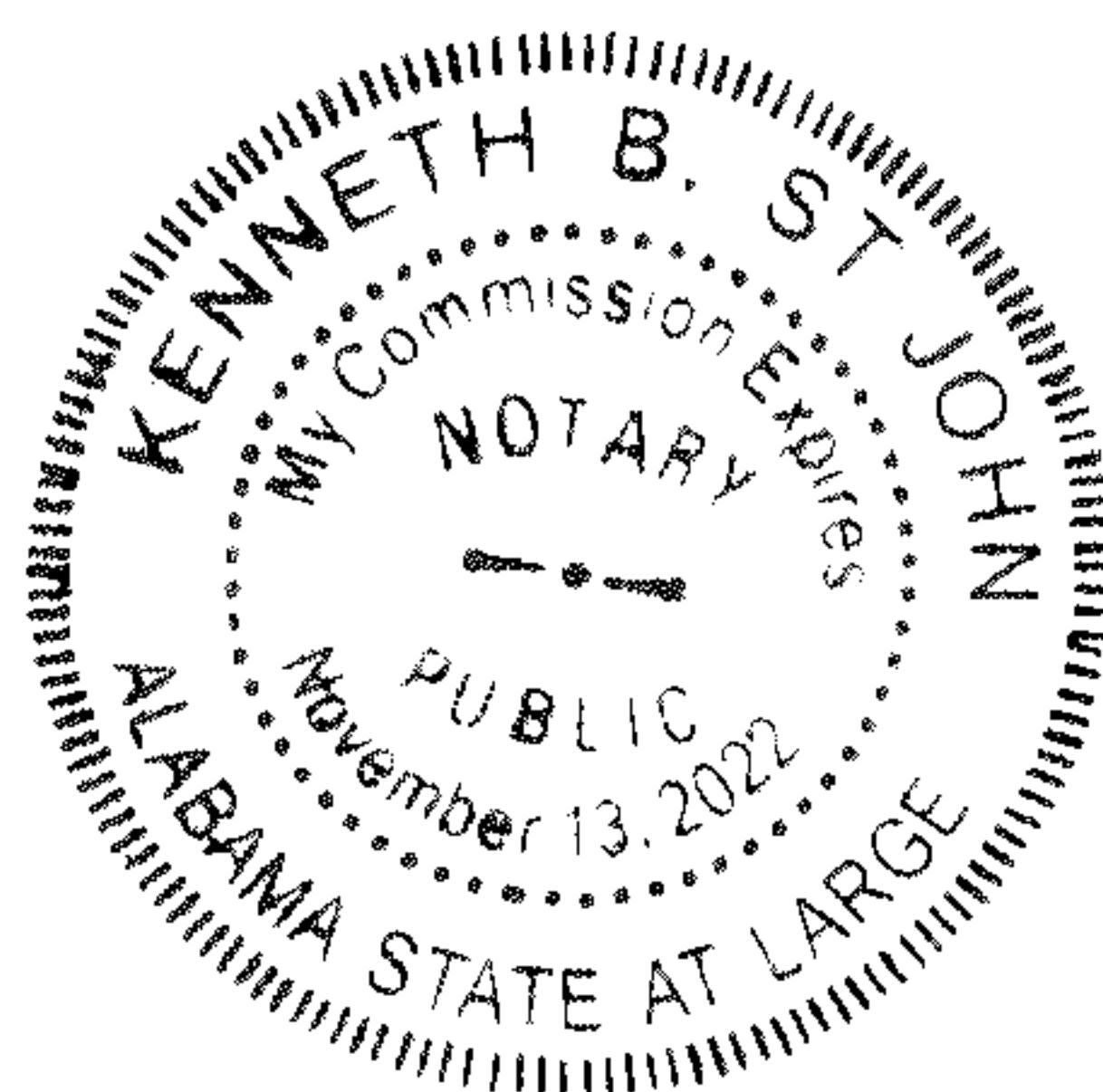
State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roy L. Tanner and Anita L. Tanner, whose names as Trustees, or their successors in Trust, under the Tanner Living Trust, dated October 30, 2013, and any amendments thereto**, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, as such Trustees, executed the same voluntarily, and with full authority, on the day the same bears date.

Given under my hand and official seal on this 8th day of October, 2021.


Notary Public

Printed Name: **Kenneth B St. John**
My Commission Expires: **11/13/2022**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2021 11:29:00 AM
\$335.00 JOANN
20211012000495740

