

20211013000497160
10/13/2021 07:59:56 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Brian Bell and Rachel Bell
12070 Hwy 55, Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100893

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Allan F. Worthington and Shirley R. Worthington**, a married couple, whose address is 200 One Nineteen Blvd #1144, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Brian Bell and Rachel Bell**, (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 **Brian Bell and Rachel Bell**, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **12070 Hwy 55, Sterrett, AL 35147, to-wit:**

Lot 2, according to the Survey of Lake Kathryn Sector Two, as recorded in Map Book 24, Page 140, 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 11th day of October, 2021.

Allan F. Worthington
Allan F. Worthington

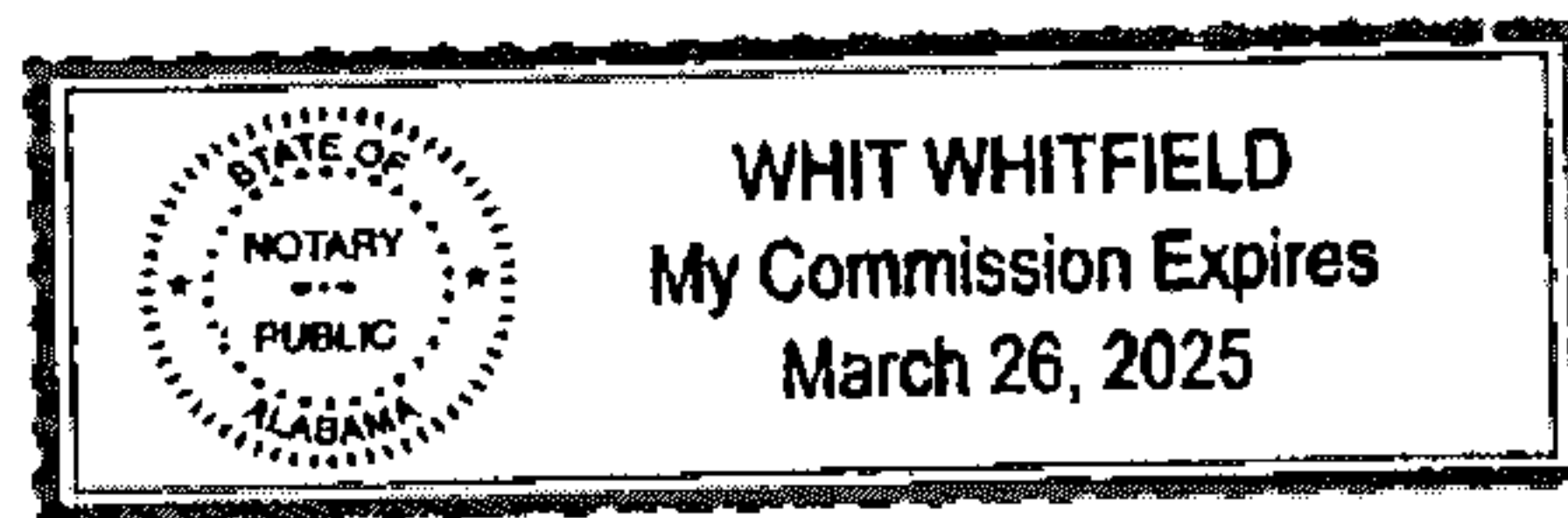
Shirley R. Worthington
Shirley R. Worthington

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Allan F. Worthington and Shirley R. Worthington, 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 11th day of October, 2021.

Notary Public *[Signature]*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2021 07:59:56 AM
\$407.50 JOANN
20211013000497160

Allie S. Bayl