

Send tax notice to:
Zachary Wade Battles & Caton Leigh Bennett
141 Crestmont Lane
Pelham, AL 35124
HOV2100542

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Forty One Thousand One Hundred and 00/100 Dollars (\$241,100.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Amanda Borden FKA Amanda Bonner, a married woman, whose mailing address is: 4592 Riverview Drive; Hoover, AL 35244** (hereinafter referred to as "Grantors"), by **Zachary Wade Battles and Caton Leigh Bennett** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit: 141 Crestmont Lane; Pelham, AL 35124

Lot 26, according to a Resurvey of Crestmont, as recorded in Map Book 22, Page 30 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

This property does not constitute the homestead of the grantor nor their spouse as defined in §-6-10-3, Code of Alabama

\$233,867.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Amanda Borden FKA Amanda Bonner have hereunto set their signature(s) and seal(s) on October 8th, 2021.

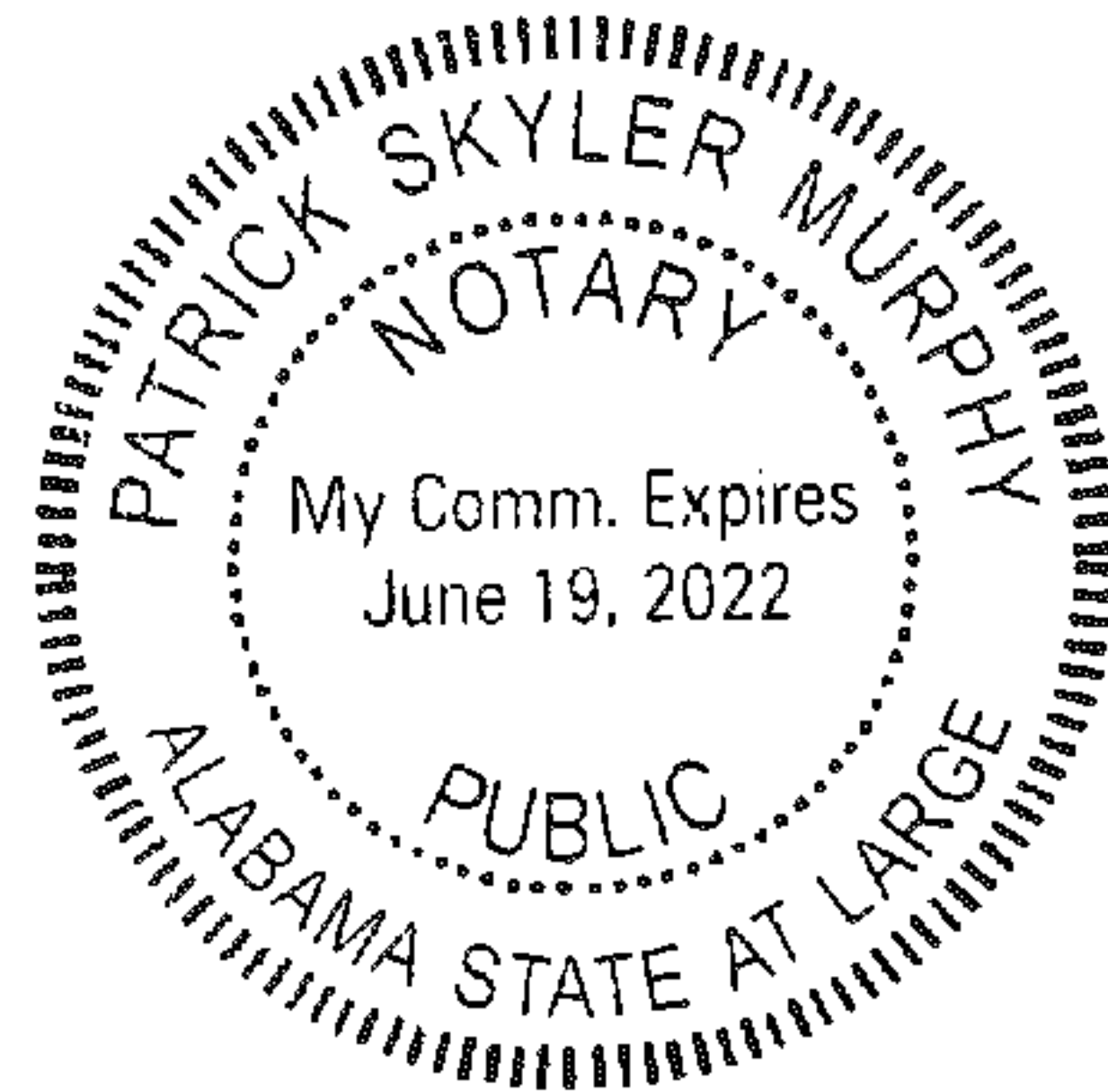
Amanda Borden FKA Amanda Bonner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Borden FKA Amanda Bonner, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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

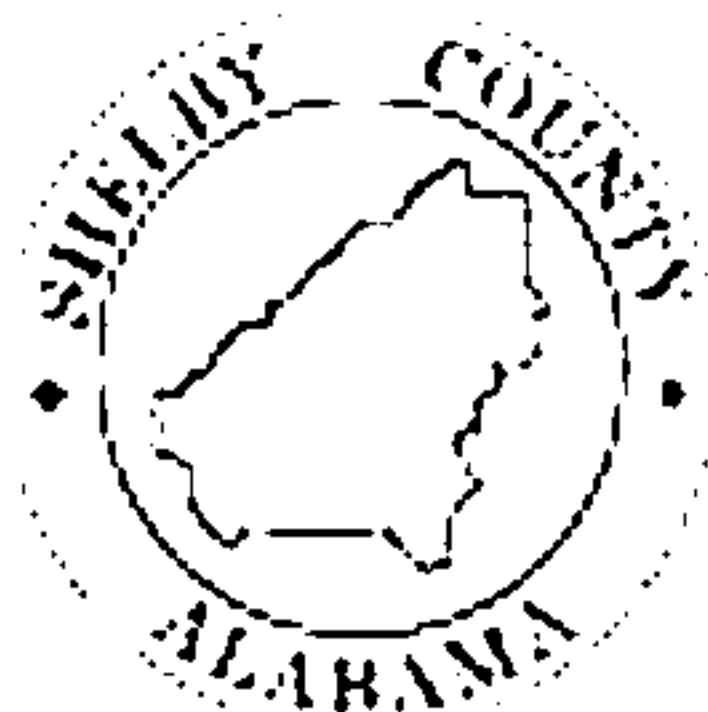
(NOTARIAL SEAL)



Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/13/2021 10:57:13 AM
\$32.50 JOANN
20211013000497870

Alvin S. Bayl