


20211015000502580 1/3 \$513.00
Shelby Cnty Judge of Probate, AL
10/15/2021 01:28:48 PM FILED/CERT

SEND TAX NOTICE TO:

James Charles Tillery and Barbara T. Tillery
100 New Hope Mountain Rd
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100269

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Eighty Five Thousand and 00/100 Dollars (\$485,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Fred V. Sanders, Trustee(s), or their successors in interest, of the Fred V. Sanders and Barbara O. Sanders Living Trust dated October 10, 2016**, whose address is 413 Fairpoint Drive, Gulf Breeze, FL 32561 (hereinafter "Grantor", whether one or more), by **James Charles Tillery and Barbara T. Tillery**, (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 **100 New Hope Mountain Rd, Pelham, AL 35124**, to-wit:

Lot 2-BB, according to a Final Plat of a Resurvey of a Re-subdivision of Lot 2, Quinn's Subdivision, as recorded in Map Book 17, Page 78, 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 \$412,250.00 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.

Shelby County, AL 10/15/2021
State of Alabama
Deed Tax: \$485.00

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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of October, 2021.

Alan D. Sanders and Penny Sanders Grimes,
as Co-Successor Trustee(s), of the Fred V.
Sanders and Barbara O. Sanders Living
Trust dated October 10, 2016

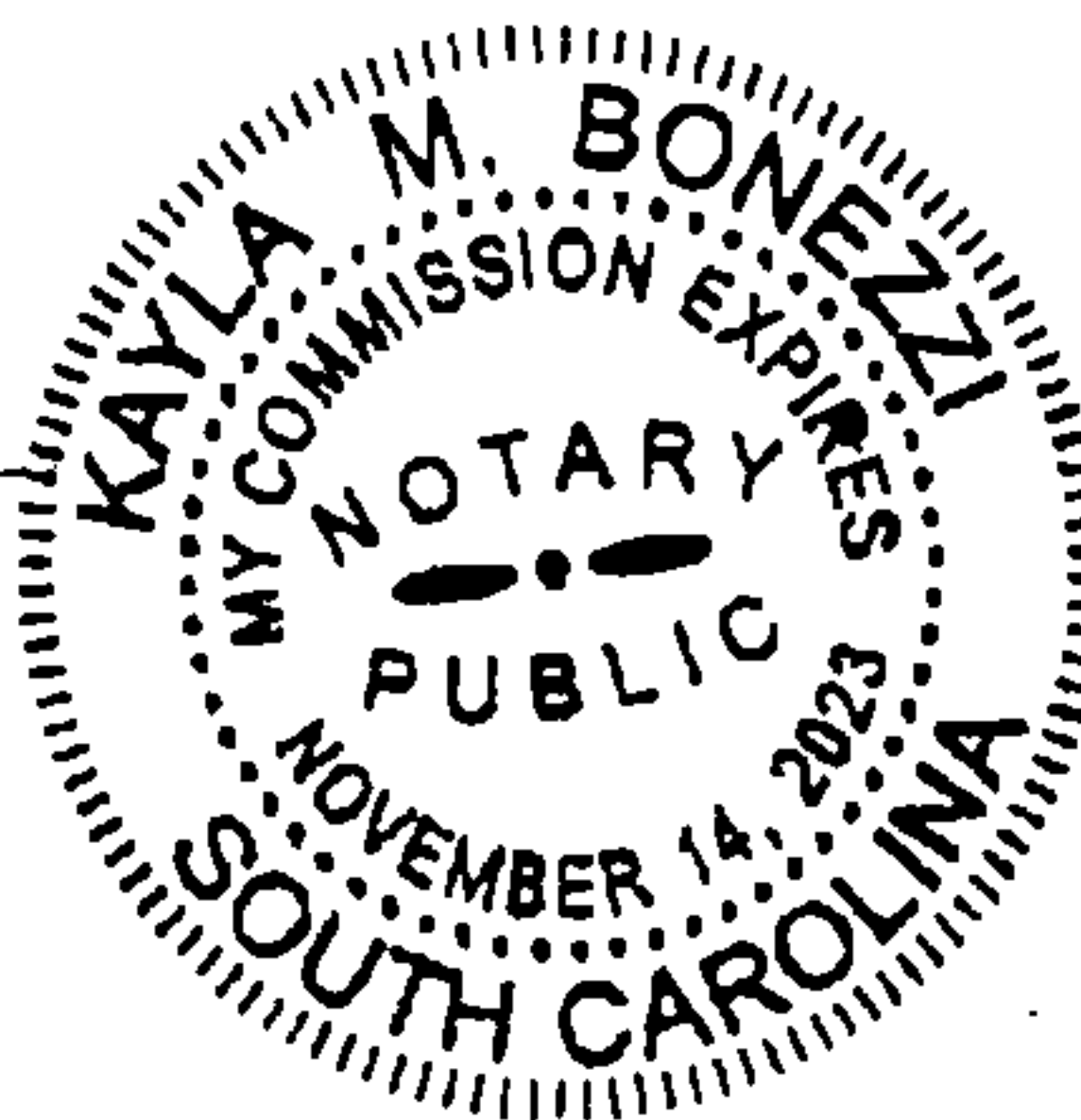
Penny Sanders Grimes, Co-Successor Trustee
Penny Sanders Grimes, Co-Successor Trustee

State of South Carolina
County of Charleston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Penny Sanders Grimes, as Co-Successor Trustee of the Fred V. Sanders and Barbara O. Sanders Living Trust dated October 10, 2016, 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 conveyance, she, in her capacity as Co-Successor Trustee and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on this 13 day of October, 2021.

Kayla M. Bone
Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of October, 2021.

**Alan D. Sanders and Penny Sanders Grimes,
as Co-Successor Trustee(s), of the Fred V.
Sanders and Barbara O. Sanders Living
Trust dated October 10, 2016**

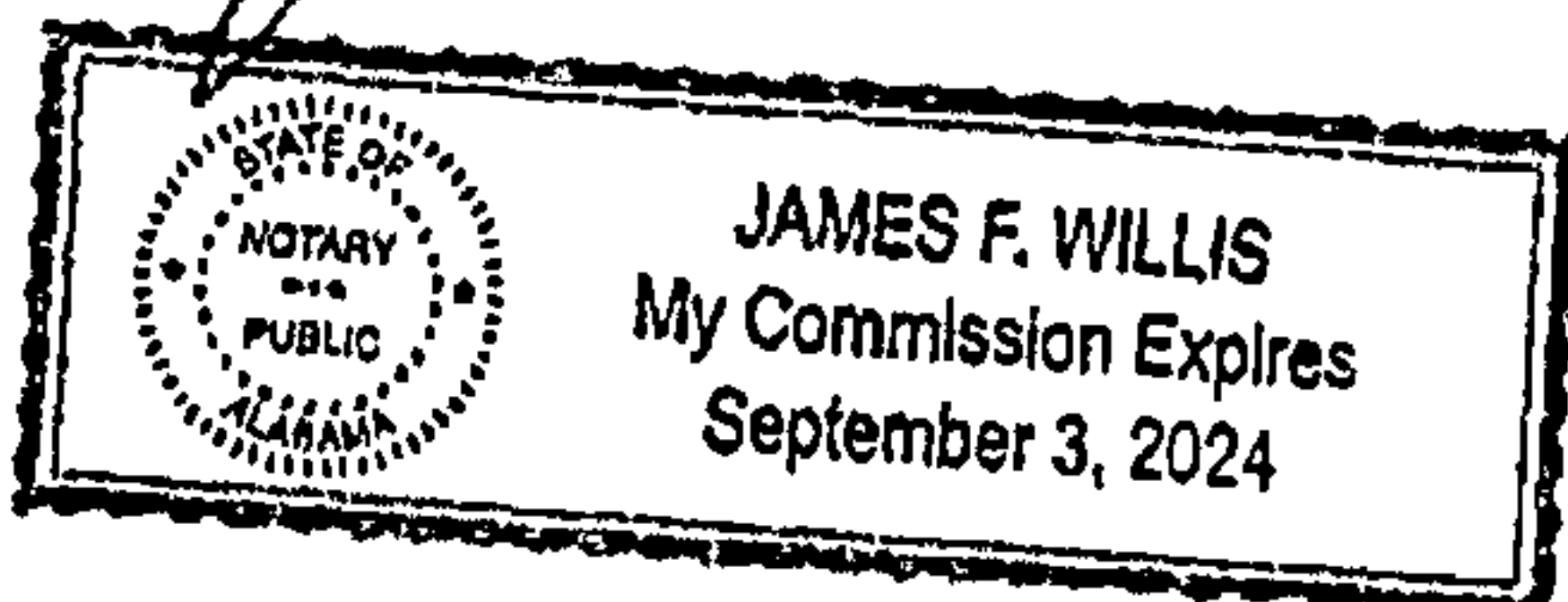

By: Alan D. Sanders, Co-Successor Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Alan D. Sanders, as Co-Successor Trustee of the Fred V. Sanders and Barbara O. Sanders Living Trust dated October 10, 2016, 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 conveyance, he, in his capacity as Co-Successor Trustee and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on this 13th day of October, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County



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Allen S. Bayl