

20211020000511330
10/20/2021 03:19:50 PM
DEEDS 1/2

Send tax notice to:
Gann Brothers, LLC
628 Grayson Place
Chelsea, AL 35043
CHL2100282

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 **One Hundred Thousand and 00/100 Dollars (\$100,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sandra Smith, unmarried woman**, whose mailing address is: 1016 Crawford Ct, Chelsea, AL 35043 (hereinafter referred to as "Grantor"), by **Gann Brothers, LLC** (hereinafter referred to as "Grantee"), 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, to-wit:

Lot 7, Block 1 of the Pine Hills Subdivision in the Town of Vincent, Alabama as shown by map or plat of said Subdivision on record in the Office of the Probate Judge, Shelby County, Alabama, in Map Book 4, Page 45.

Property Address: 6200 Hwy 85, Vincent, AL 35178

****Sandra Smith is the surviving grantee by virtue of the survivorship deed recorded in Shelby Volume 310, Page 69. Larry M. Smith having died on or about November 25, 2020.**


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.

\$137,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

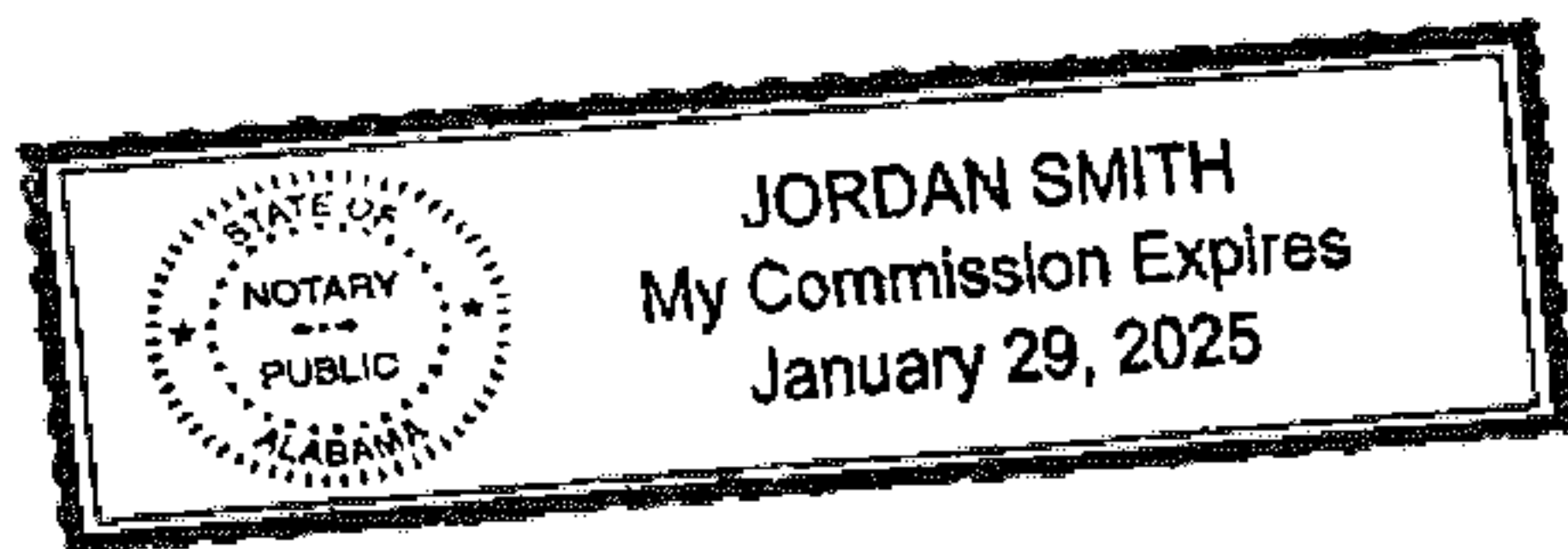
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 24th day of September, 2021.



Sandra Smith

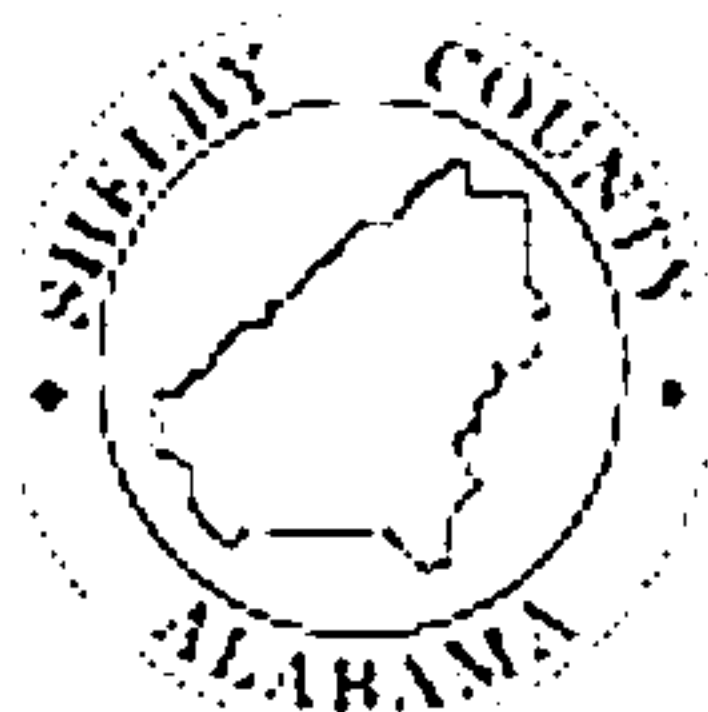
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Smith, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 24th day of September, 2021.




Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2021 03:19:50 PM
\$26.00 JOANN
20211020000511330

Allie S. Bayl