

20211022000515630  
10/22/2021 03:07:38 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Teresa F. Smotherman and Sidney M. Smotherman  
515 Comanche Street  
Montevallo, AL 35115

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100771

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ruth A. Burns, an unmarried woman**, whose address is **3950 Madrid Drive, Dayton, OH 45414** (hereinafter "Grantor", whether one or more), by **Teresa F. Smotherman and Sidney M. Smotherman**, whose address is **515 Comanche Street, Montevallo, AL 35115** (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 **Teresa F. Smotherman and Sidney M. Smotherman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 515 Comanche Street, Montevallo, AL 35115, to-wit:**

**Lot 110, according to the Survey of Indian Highlands, Third Addition, as shown by map recorded in Map Book 6 Page 28, 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 \$213,400.00 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 22nd day of October, 2021.

*Ruth A. Burns by Lisa Spreher  
as her Attorney-in-Fact*

**Ruth A. Burns, by Lisa Spreher, as her Attorney-in-Fact**

**State of Alabama**

**County of Shelby**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Lisa Spreher, whose name as Attorney-in-Fact for Ruth A. Burns, 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, as such Attorney-in-Fact and with full authority, executed the same voluntarily, for Ruth A. Burns, on the day the same bears date.

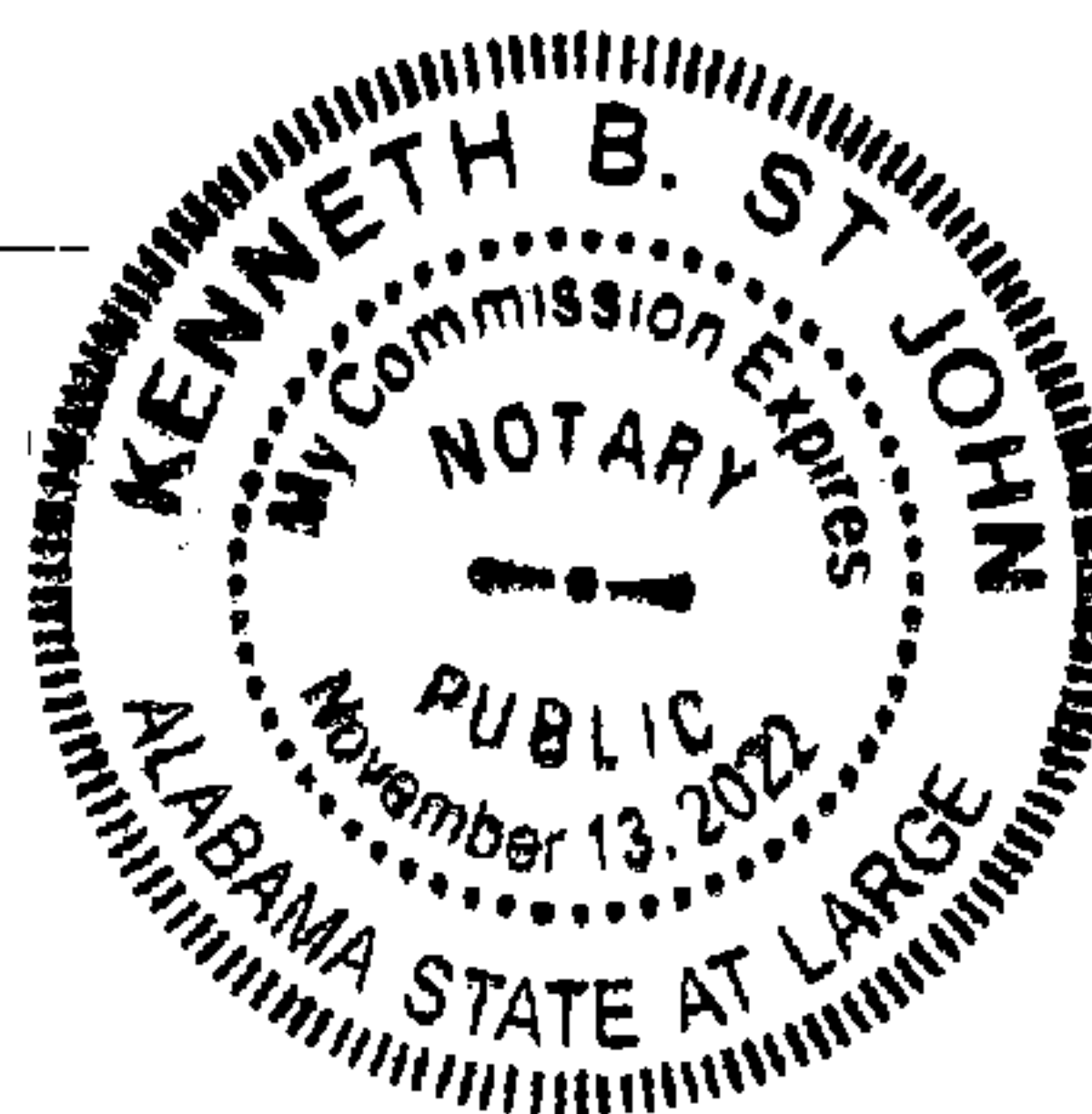
Given under my hand and official seal on this 22nd day of October, 2021.

*[Signature]*

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  
10/22/2021 03:07:38 PM  
\$32.00 CHERRY  
20211022000515630

*Allen S. Bayl*