

20211102000527780
11/02/2021 08:16:45 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Robert Timothy Foster and Mary Melissa Foster
37 Hunters Trace
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100840

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Louise Macneil, an unmarried woman**, whose address is 706 Cason Circle, Panama City, FL 32405 (hereinafter "Grantor", whether one or more), by **Robert Timothy Foster and Mary Melissa Foster**, whose address is 37 Hunters Trace Pelham AL. 35124 (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 **Robert Timothy Foster and Mary Melissa Foster, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 37 Hunters Trace, Pelham, AL 35124, to-wit:**

Lot 37, according to the Survey of Hunter's Glen, as recorded in Map Book 6 Page 49, in the Office of the Judge of Probate 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 \$237,405.00 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 29th day of October, 2021.

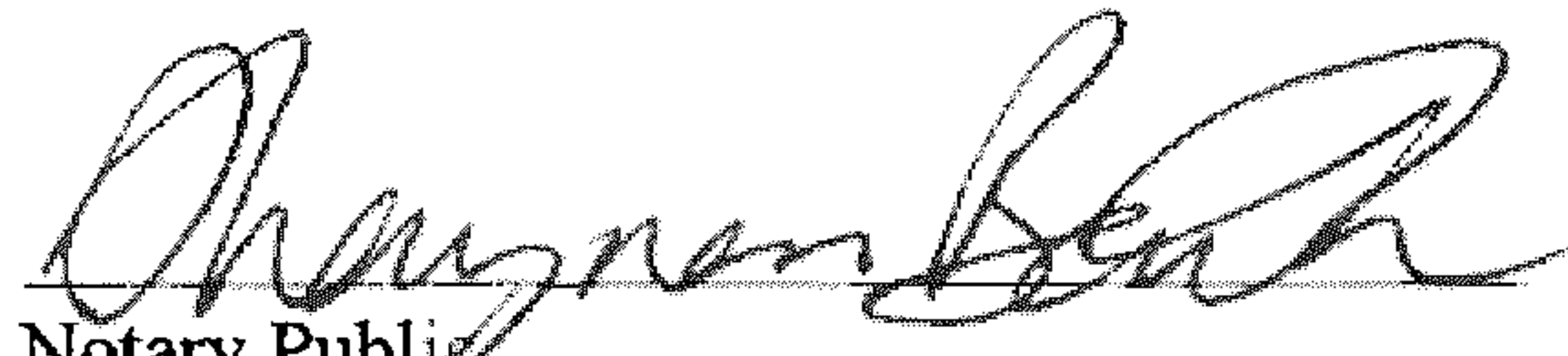

Louise Macneil

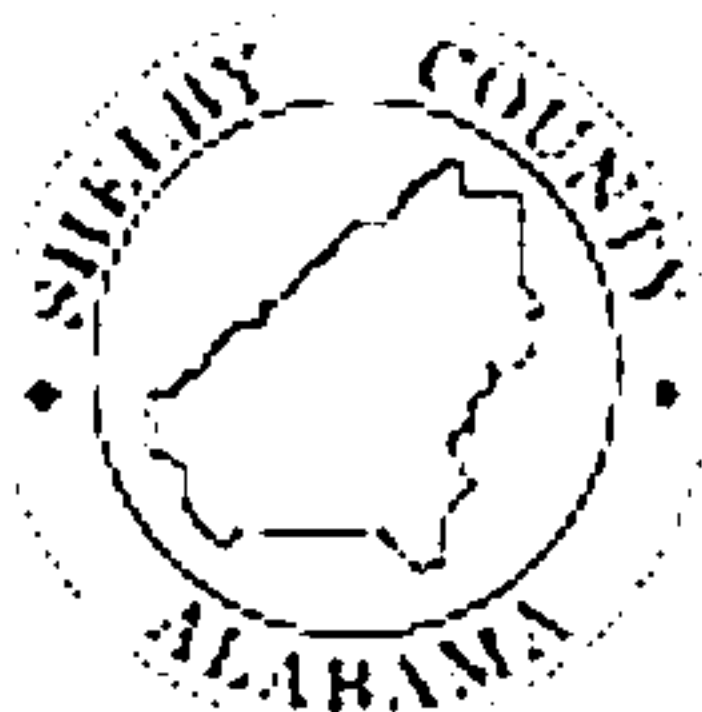
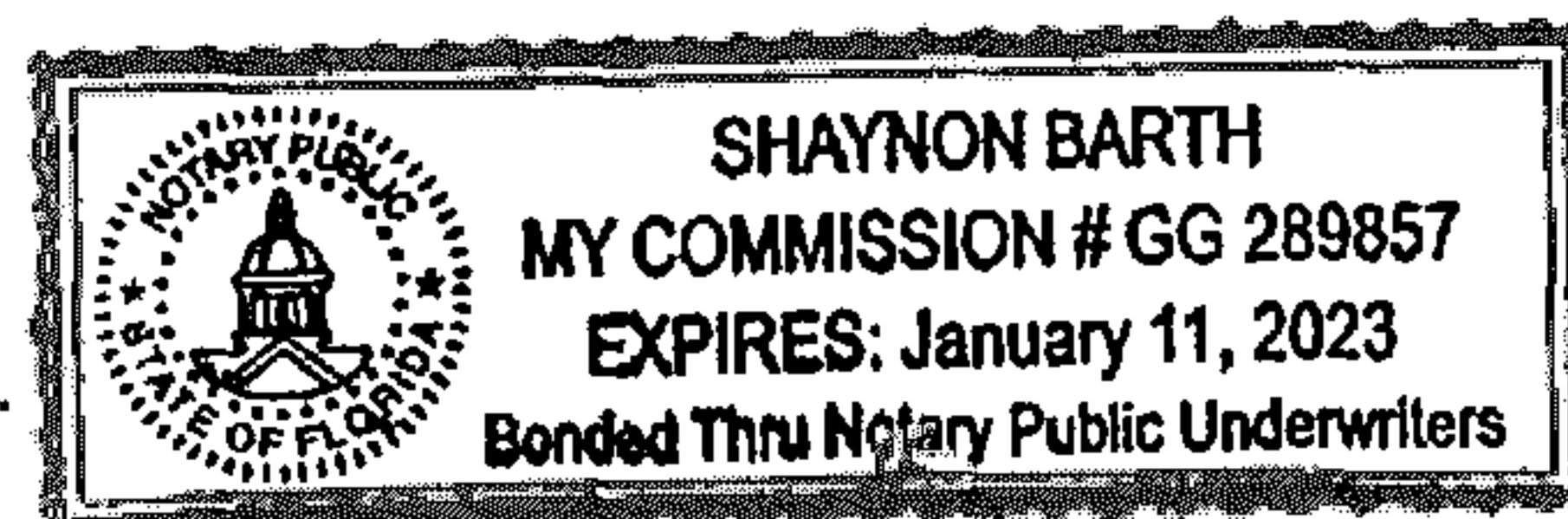
State of Florida

County of Bay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Louise Macneil, an unmarried woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of October, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2021 08:16:45 AM
\$37.50 JOANN
20211102000527780

