

20211104000534550
11/04/2021 10:43:15 AM
DEEDS 1/2

Send tax notice to:
Catherine and Anthony Winters
145 Willow Branch Lane
Chelsea, AL 35043
CHL2100355

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 **Four Hundred Fifty Five Thousand and 00/100 Dollars (\$455,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Brent A. Owings and Angela P. Owings, husband and wife**, whose mailing address is: **206 Harmon Island Road, Lot 6, Cropwell, AL 35054** (hereinafter referred to as "Grantor"), by **Catherine Winters and Anthony Winters, as joint tenants with rights of survivorship** (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 128, according to the Survey of Willow Branch, 2nd Sector, as recorded in Map Book 48 Page 35, in the Office of the Judge of Probate Office of Shelby County, Alabama.

Property Address: 145 Willow Branch Lane, Chelsea, AL 35043

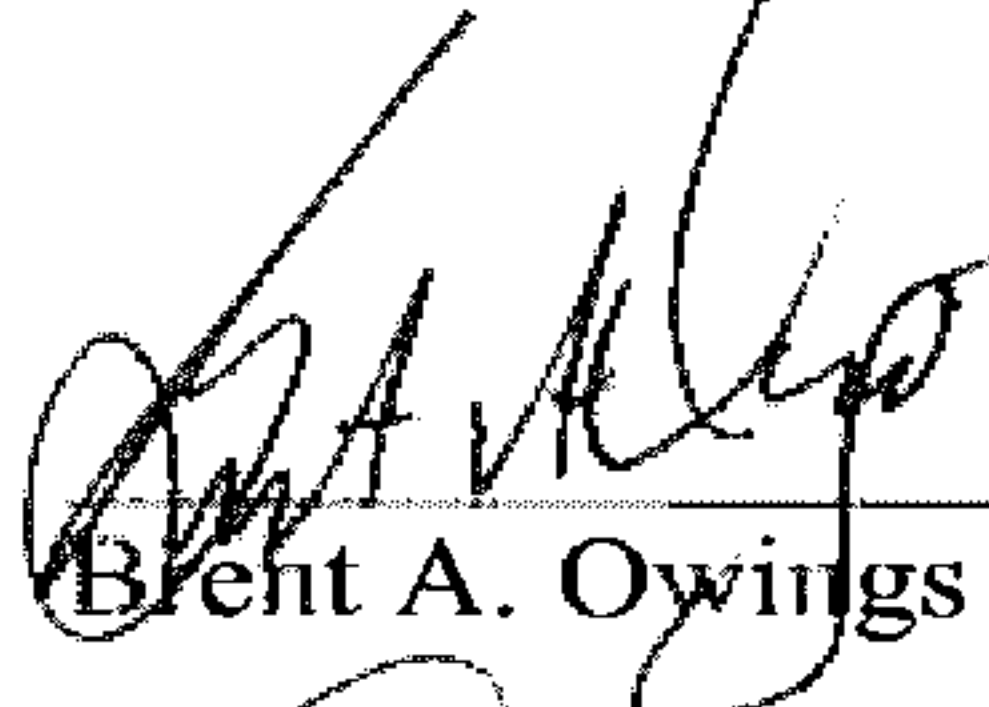
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

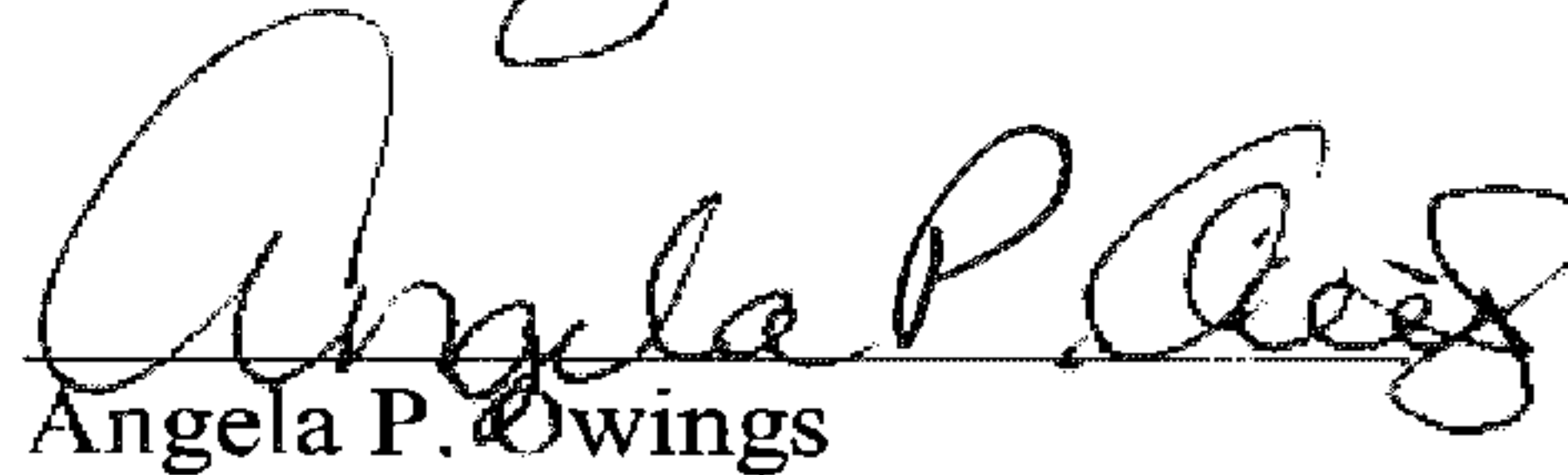
\$265,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

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 27th
day of October, 2021.

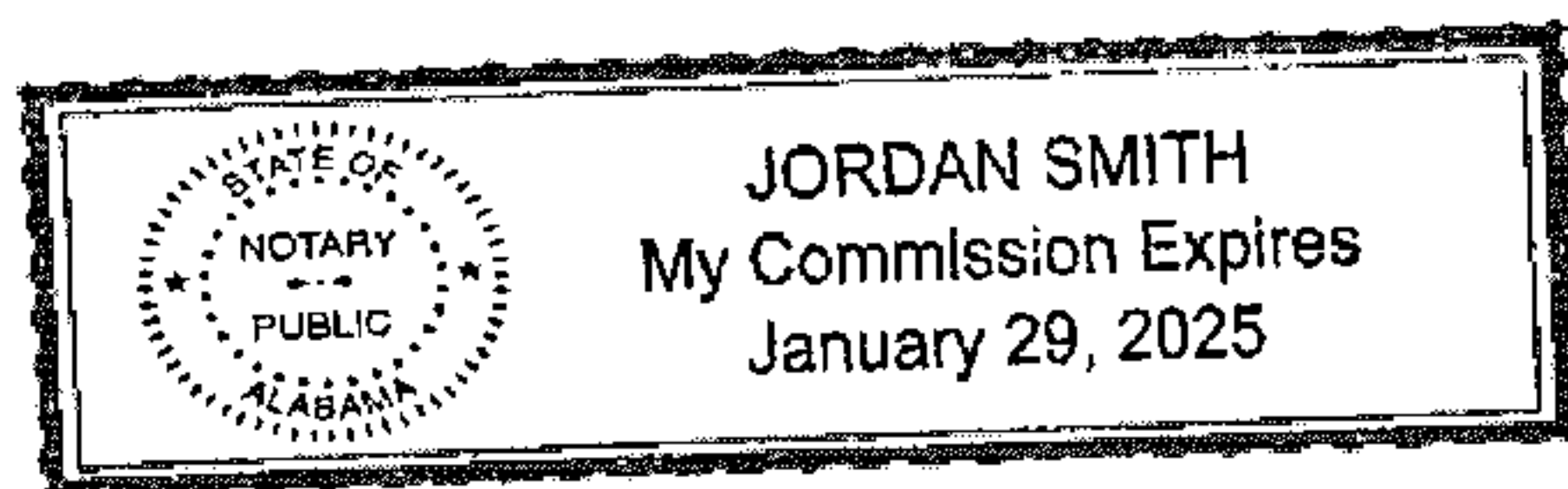

Brent A. Owings


Angela P. Owings

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brent A. Owings and Angela P. Owings, 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 27th day of October, 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
11/04/2021 10:43:15 AM
\$215.00 JOANN
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