

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100

Send Tax Notice To:
Joshua Thomas
408 Jerry Lane
Adger, AL 35006

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Eighty Five Thousand and No/100 Dollars---(\$85,000.00) and other good and valuable consideration paid to the undersigned grantor, **Cindy C. Hearn, an unmarried woman**, of 6584 Highway 13, Helena, AL 34080, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Joshua Thomas** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 2, of Hearn Survey in Helena situated in the S ½ of the SW ¼ of Section 26, and the West half of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, as recorded in Map Book 54 Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 6584 Highway 13, Helena, AL 34080

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

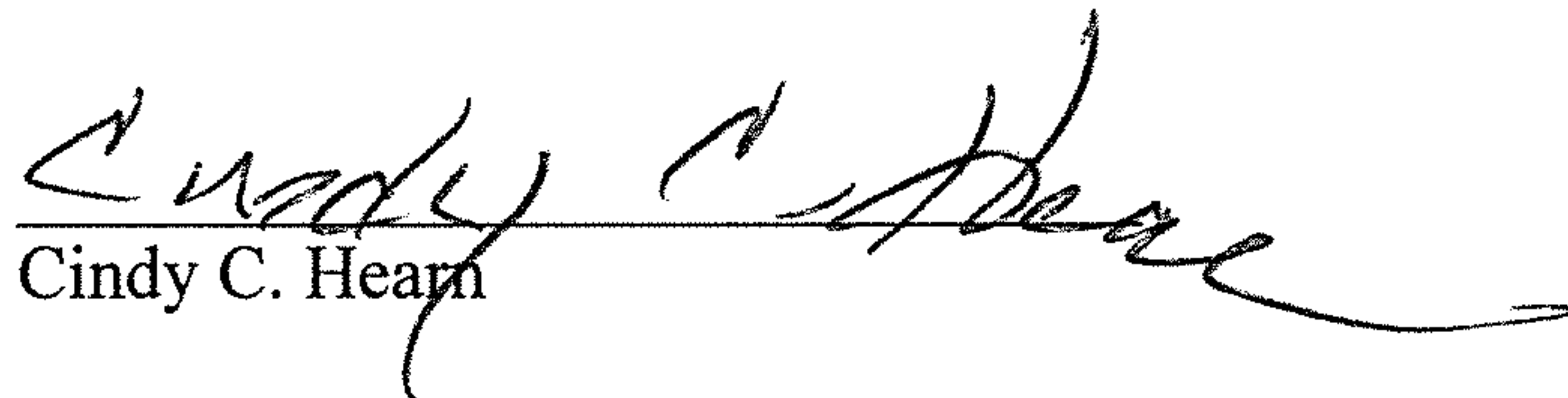
Cindy C. Hearn is the surviving grantee of that deed recorded in Book 149 Page 932, in the Probate Office of Shelby County, Alabama, the other grantee Jack S. Hearn having died on or about the 10th day of June 2019.

The entire consideration stated herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said mortgage loan being in the amount of \$372,586.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its/his/her signature and seal, this the 30th day of November, 2021.


Cindy C. Hearn

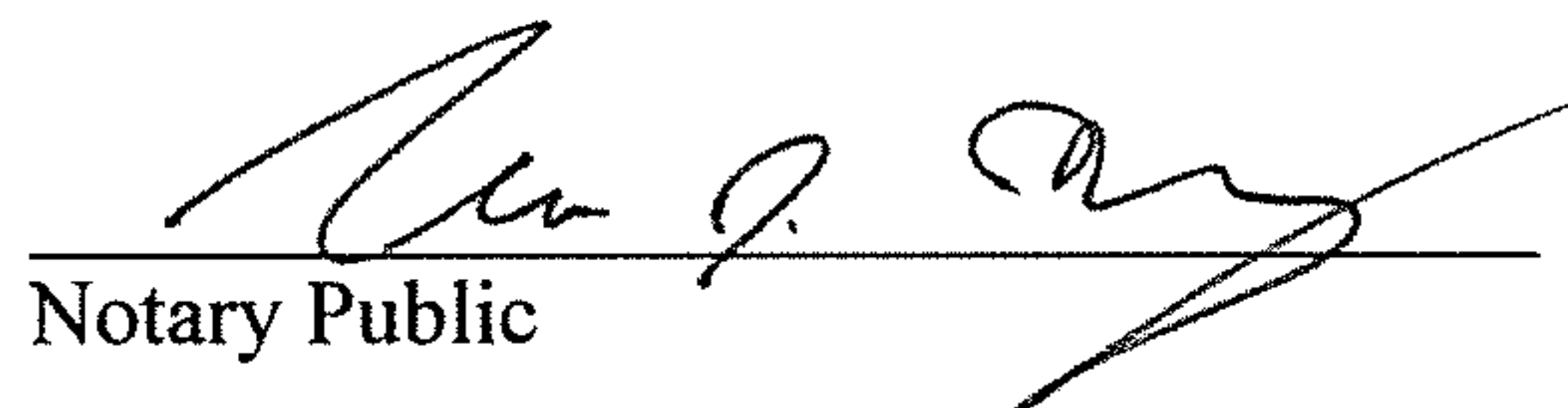
STATE OF ALABAMA
JEFFERSON COUNTY*

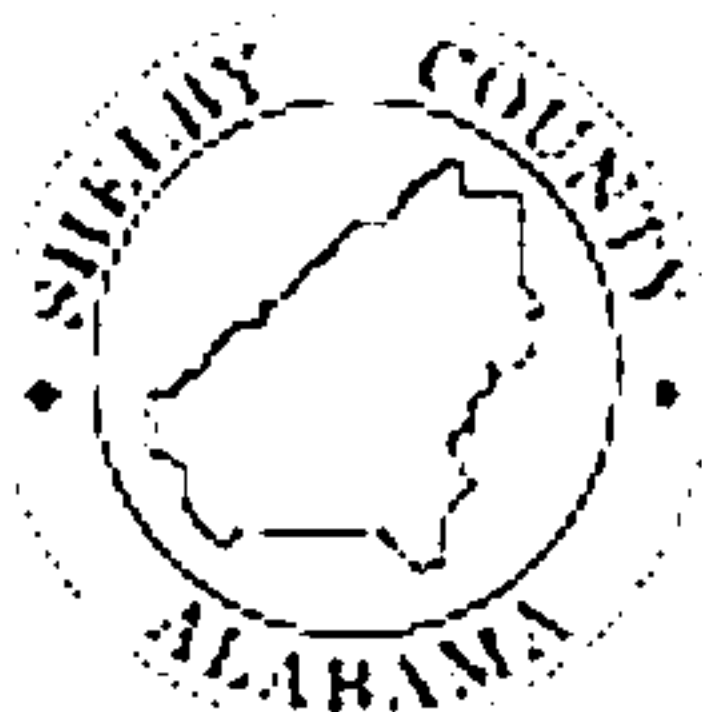
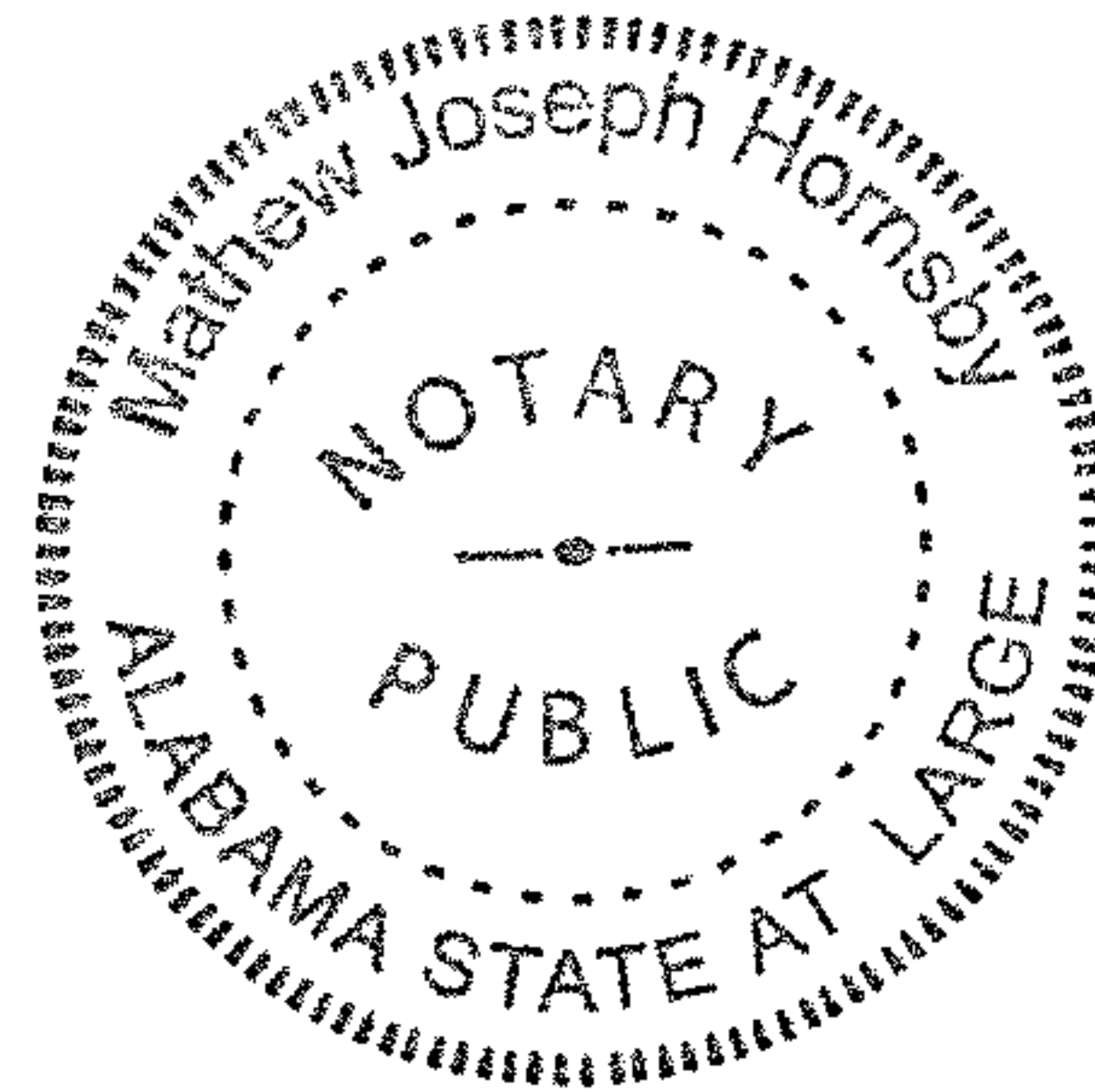
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cindy C. Hearn, an unmarried woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, she executed the same voluntarily.

Given under my hand and official seal, this 30th day of November, 2021.

My Commission Expires: 9/17/24


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2021 04:01:22 PM
\$26.00 CHERRY
20211130000571400

