

20211209000585250
12/09/2021 11:05:02 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Doug Jefferson and Renee Jefferson
948 5th Ave SW
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100977

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nanette B. Foster fka Nanette B. King and William W. Foster Jr, a married couple**, whose address is 6145 Valley Station Drive, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Doug Jefferson and Renee Jefferson**, whose address is 948 5th Ave SW Alabaster AL. 35007 (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 **Doug Jefferson and Renee Jefferson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 948 5th Ave SW, Alabaster, AL 35007, to-wit:**

Lots 3, 4 and 5, in Block 2, according to the J.C. Lacey Subdivision, as recorded in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama.

Less and Except a portion heretofore sold and which is more particularly described as follows: Commence at the Southwest corner of said Lot 5, Block 2, and run along the South boundary line of said Lot 5 a distance of 23.2 feet to the point of beginning of the parcel herein excepted; thence turn an angle of 72 degrees 7 minutes 45 seconds to the left and run a distance of 209.97 feet to a point on the North line of said Lot 5; thence run in an Easterly direction along the North line of said Lot 5 a distance of 4.4 feet to the Northeast corner of said Lot 5; thence run South along the East line of said Lot 5 a distance of 200 feet to the Southeast corner of said Lot 5; thence run West along the South line of said Lot 5 a distance of 76.8 feet to the point of beginning.

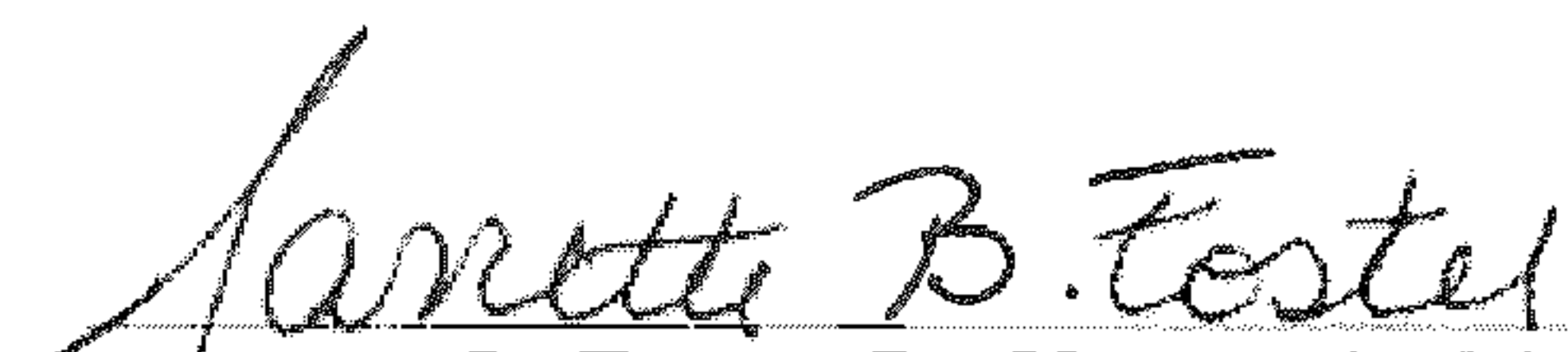
Nanette B. Foster is one and the same person as Nanette B. King, grantee in the deed recorded in Instrument #2001-22507 with the Judge of Probate Shelby County, Alabama.

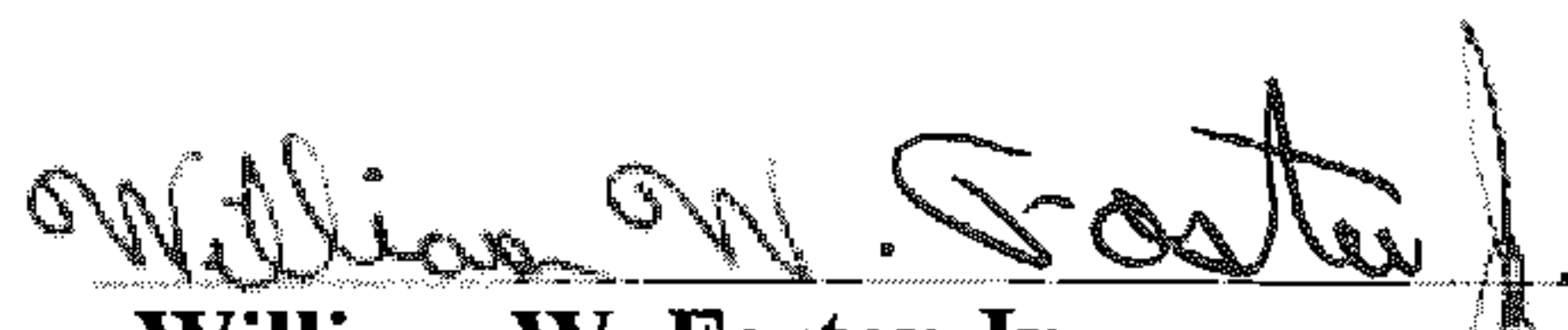
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 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 8th day of December, 2021.


Nanette B. Foster fka Nanette B. King


William W. Foster Jr.

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Nanette B. Foster fka Nanette B. King and William W. Foster Jr, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 8th day of December, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2021 11:05:02 AM
\$230.00 BRITTANI
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