

20211213000588270  
12/13/2021 08:04:50 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Andrew C. Roe  
144 Moss Stone Lane  
Calera, AL 35040

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100963

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Carly Dunlap fka Carly T. Sewell and Trinity Dunlap, a married couple, and Cindy Sewell, a married woman**, whose address is 150 Farmingdale Drive, Harpersville, AL 35078 (hereinafter "Grantor", whether one or more), by **Andrew C. Roe**, whose address is 144 Moss Stone Lane, Calera, AL 35040 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 144 Moss Stone Lane, Calera, AL 35040, to-wit:**

**Lot 72, according to the Final Plat of Stonecreek Phase 4, as recorded in Map Book 37 Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.**

Carly Dunlap is one and the same person as Carly T. Sewell grantee in the deed recorded in Instrument #20170602000194130 with the Judge of Probate Shelby County, Alabama.


Subject property is not the homestead for Cindy Sewell or her spouse.

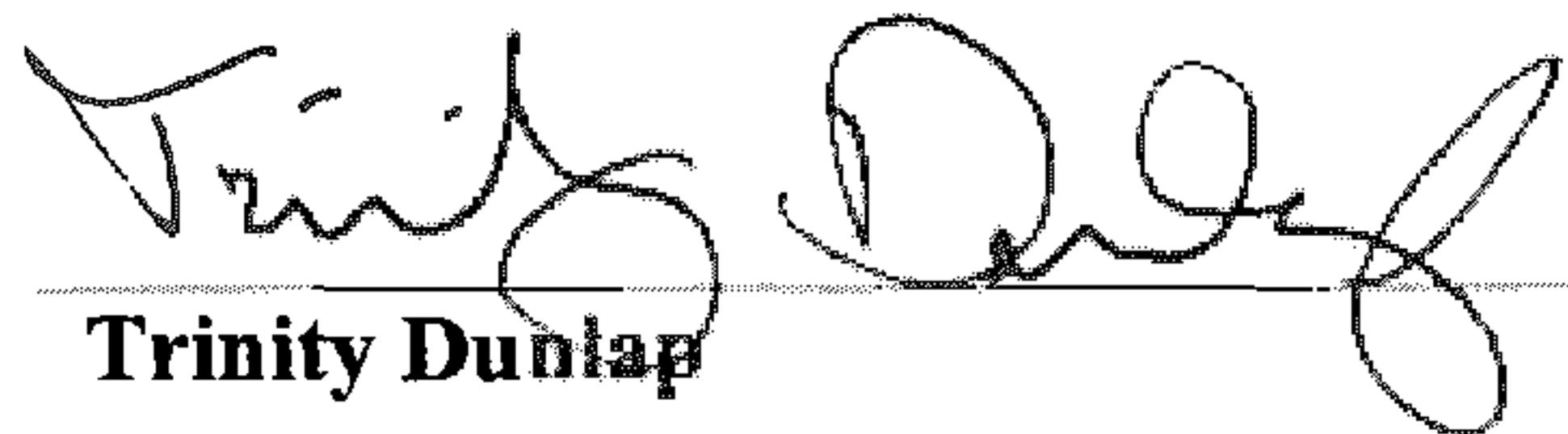
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.


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 10th day of December, 2021.

  
Carly Dunlap fka Carly T. Sewell


  
Trinity Dunlap

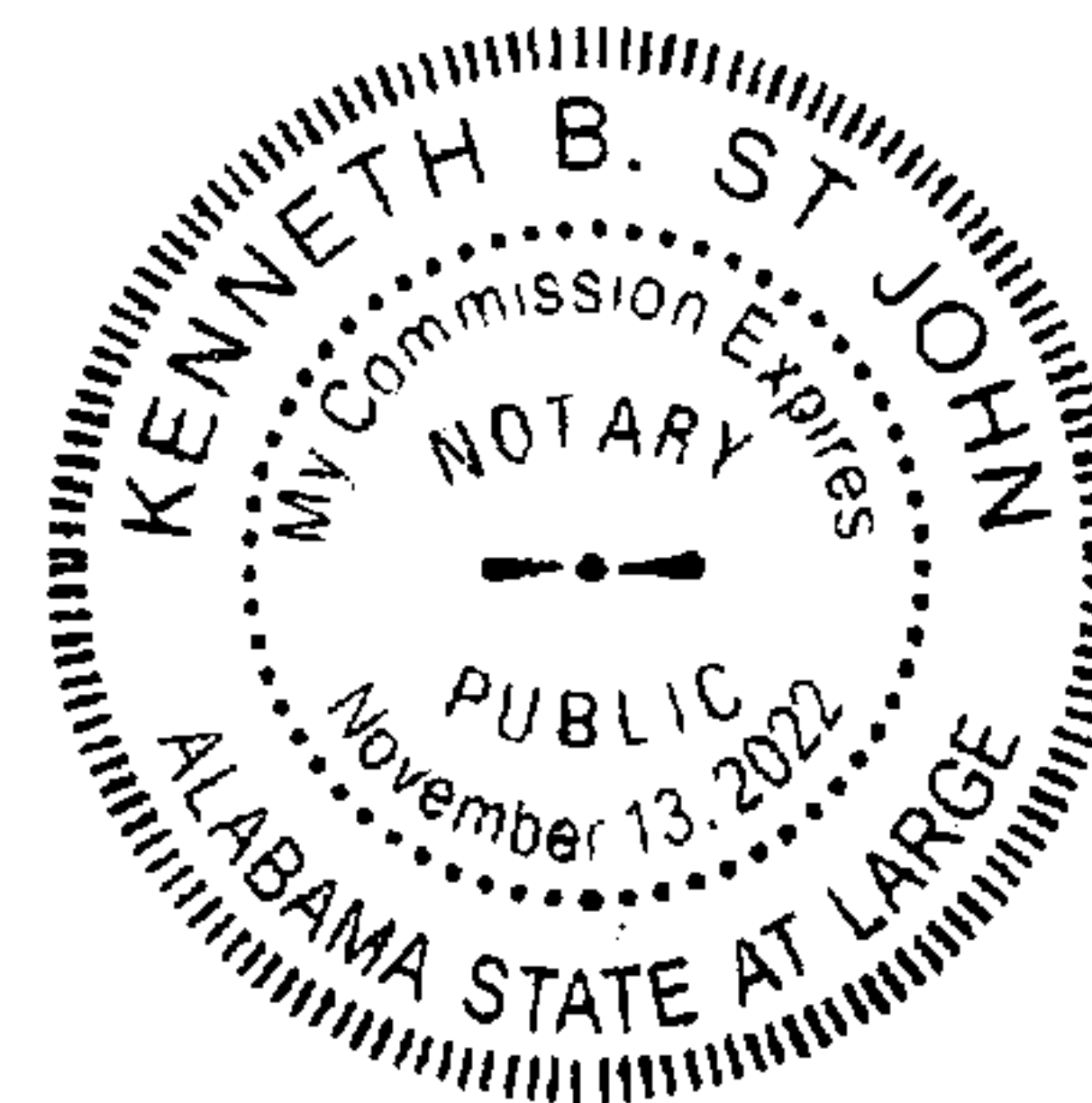
  
Cindy Sewell

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Carly Dunlap fka Carly T. Sewell and Trinity Dunlap, a married couple, and Cindy Sewell, a married woman, 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 10th day of December, 2021.

  
Notary Public: 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  
12/13/2021 08:04:50 AM  
\$216.00 CHERRY  
20211213000588270

*Allie S. Bayl*