

20211213000588350
12/13/2021 08:11:47 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Tammy Harper
3364 N Wildewood Drive
Pelham, AL 35124-1200

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100971

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tammy Gray, an unmarried woman**, whose address is 2678 Chandalar Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Tammy Harper**, whose address is 3364 N Wildewood Drive 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, the following described real estate situated in Shelby County, Alabama, **the address of which is 3364 N Wildewood Drive, Pelham, AL 35124, to-wit:**

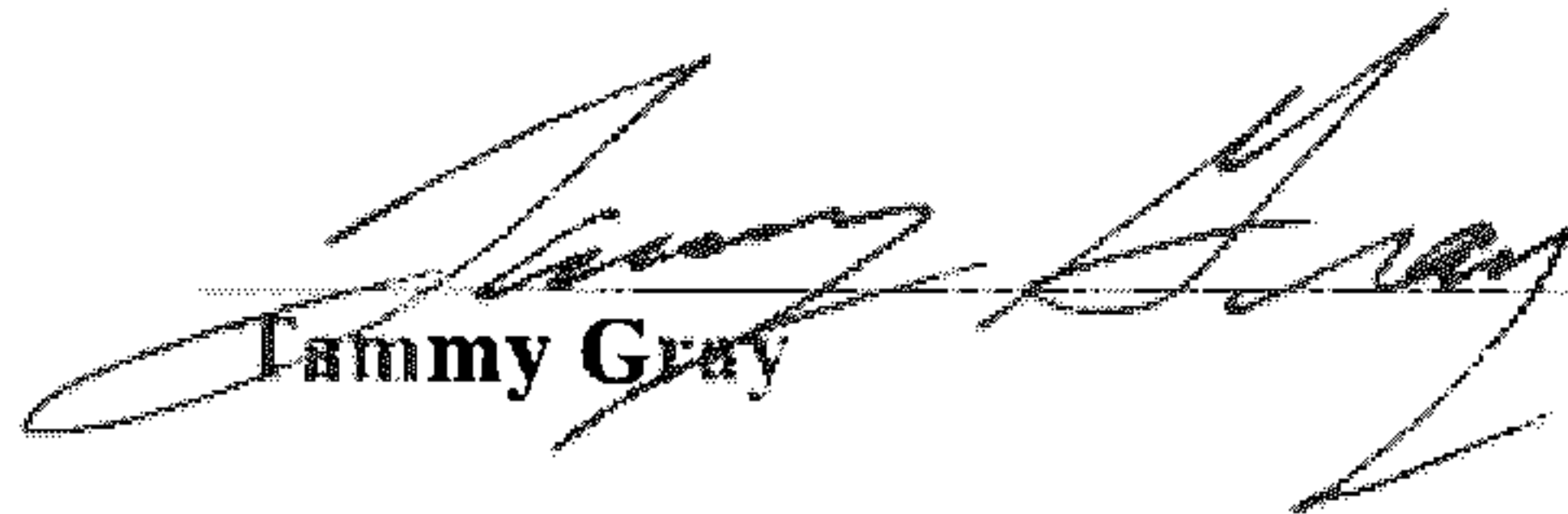
Lot 26 and part of Lot 29, according to the Amended Map of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama, described as follows: A triangle at the rear of Lot 26, with 50 feet abutting the front part of Lot 29, 75 feet abutting Lot 26 and 55.90 feet abutting Lot 30, all of said lots are in the Wildewood Village, Third Addition, as shown above.

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 \$204,250.00 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.

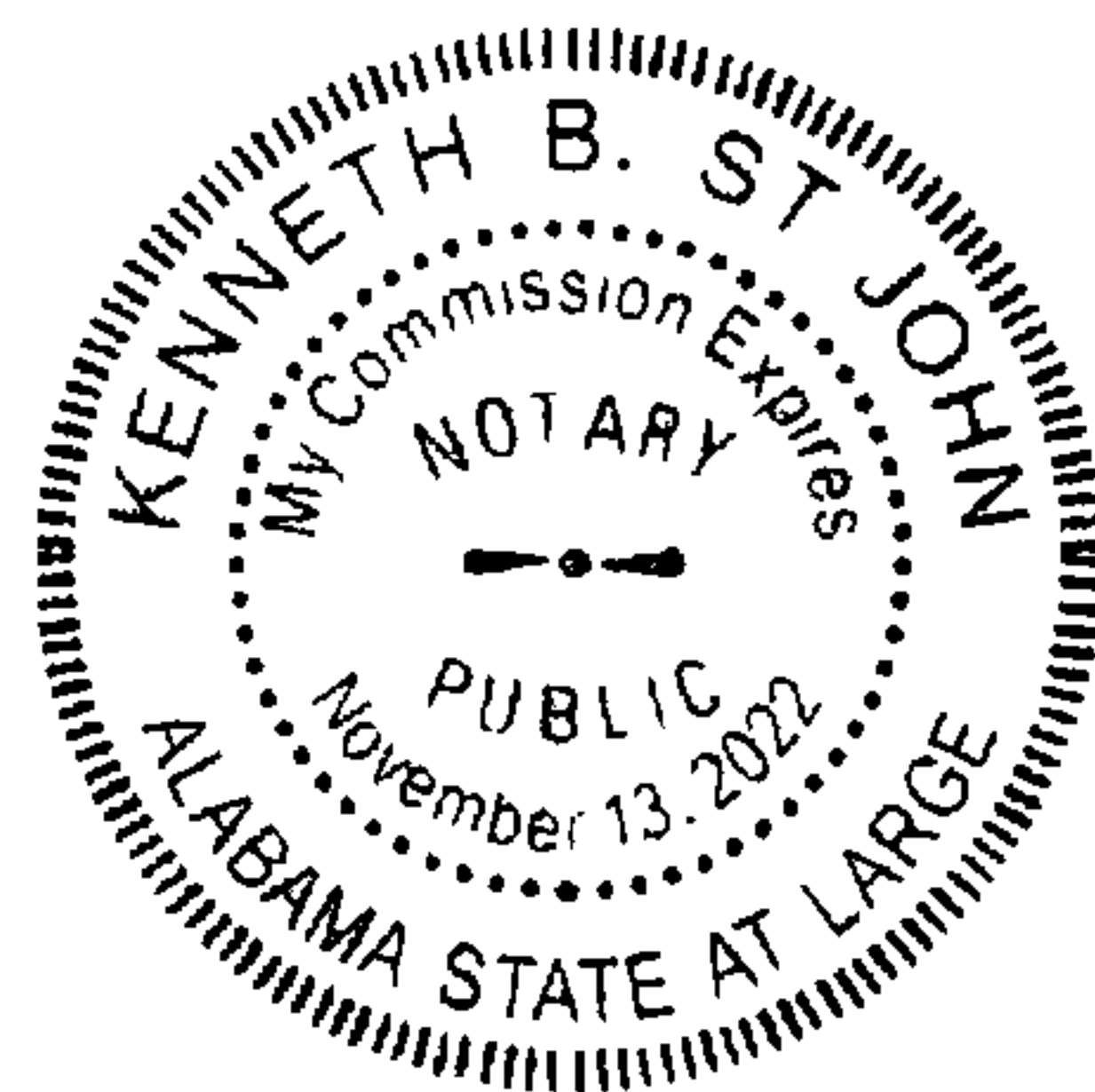

Tammy Gray

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Tammy Gray, 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 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 08:11:47 AM
\$36.00 KIMBERLY
20211213000588350

