

Send Tax Notice to:
Jason Todd Ellison

208 Eagle Cove Lane
Pelham, AL 35124

20211230000612900
12/30/2021 09:00:19 AM
DEEDS 1/2

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Dustin Anderson and wife Kelly Anderson** (herein referred to as Grantor, (whether one or more) whose mailing address is 1171 Washington Dr Moody AL 35004 grant, bargain, sell and convey unto **Jason Todd Ellison** herein referred to as Grantee) whose mailing address 208 Eagle Cove Ln, Pelham, AL 35124 together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of **208 Eagle Cove Lane, Pelham, AL 35124** to wit:

Lot 65, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$306,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of December, 2021



Dustin Anderson



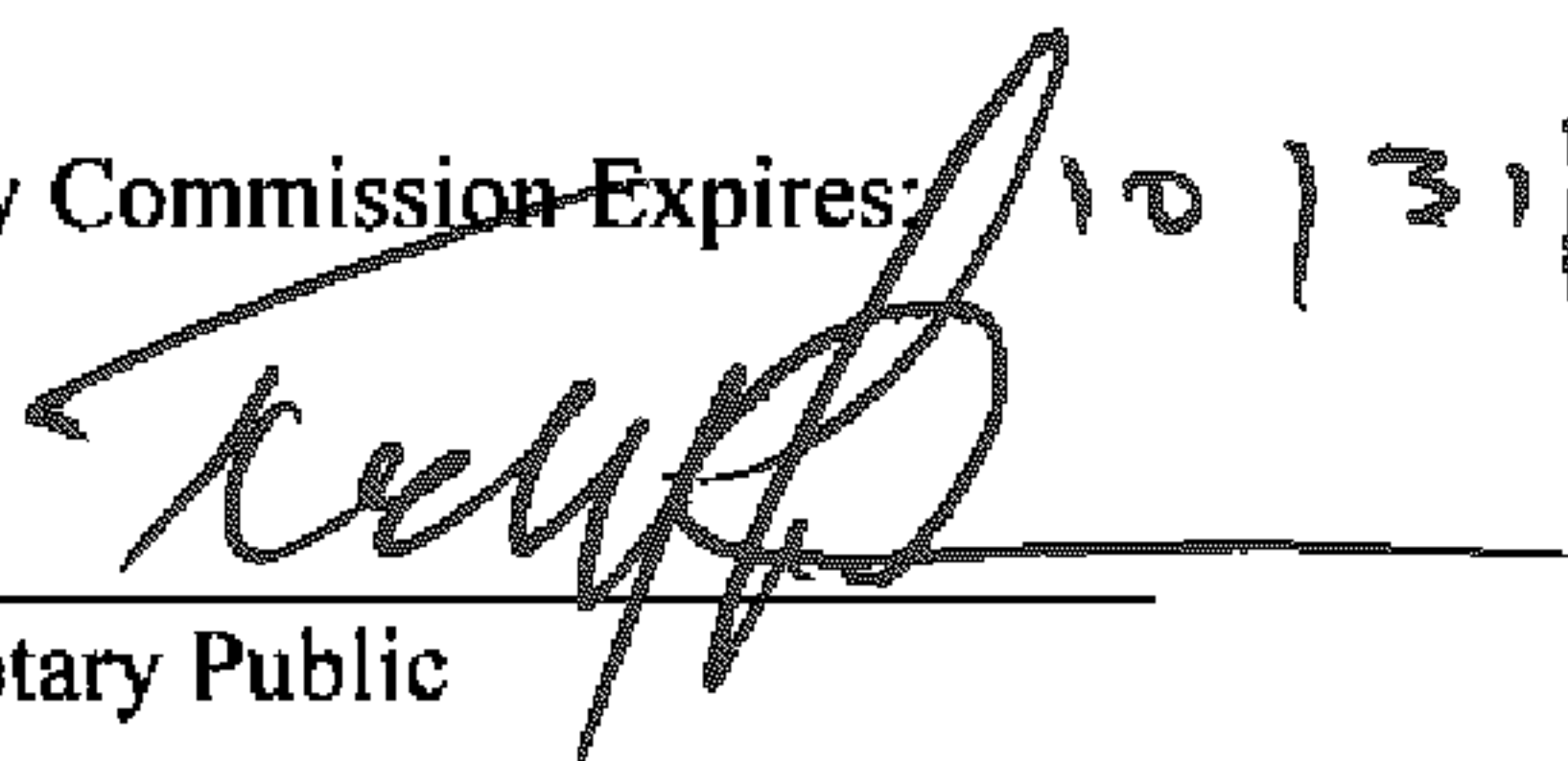
Kelly Anderson

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Dustin Anderson and Kelly Anderson whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily.

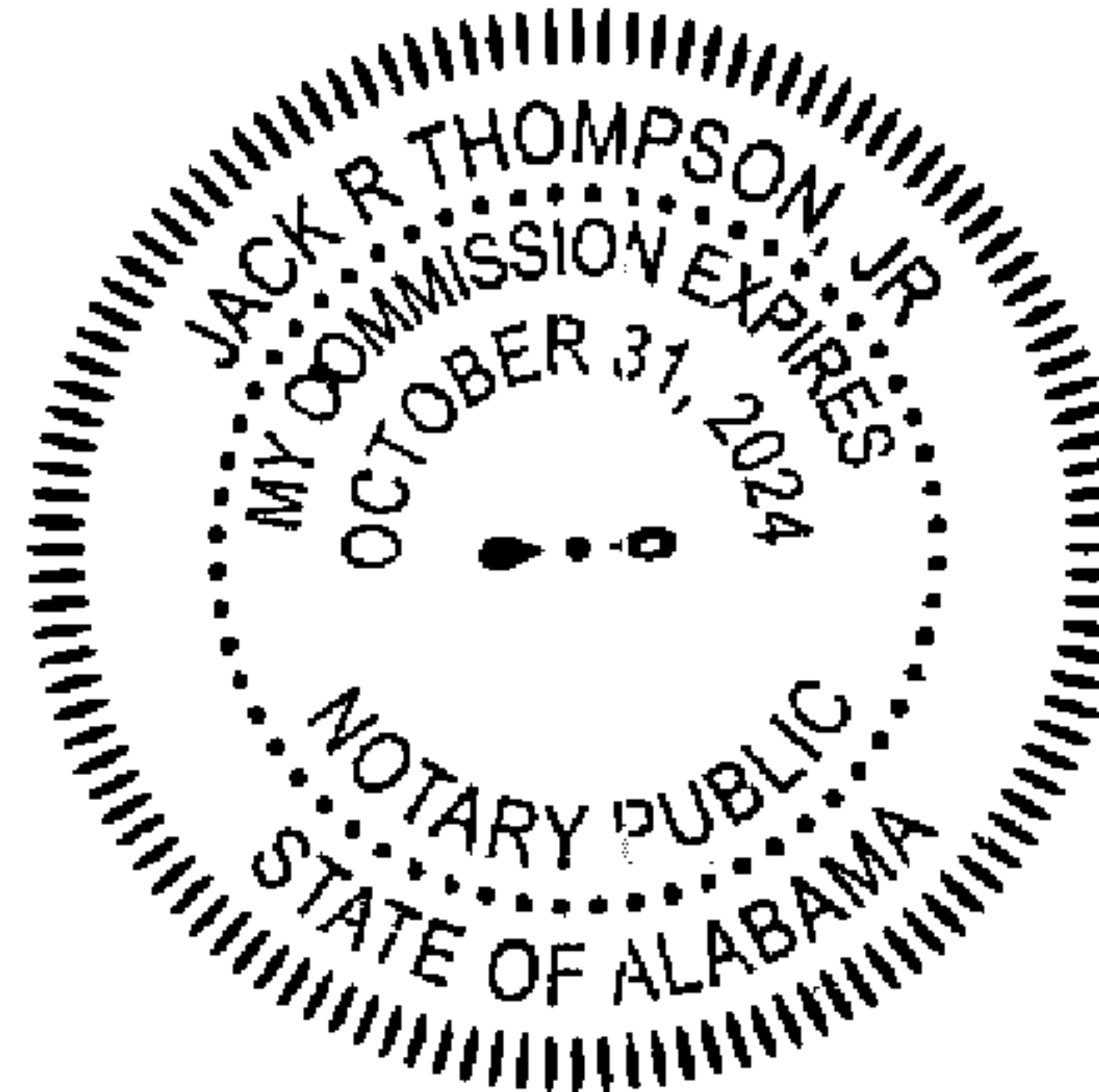
Dec. WITNESS my hand and official seal in the county and state aforesaid this the 29th day of Dec., 2021

My Commission Expires: 10/31/2024


Notary Public

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 2927



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2021 09:00:19 AM
\$59.00 CHARITY
20211230000612900

