

20220104000000650
01/04/2022 08:50:47 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Clay Hicks
104 Reese Drive
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100980

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, **Indra A. Oldham and Michael V. Clowdus, a married couple**, whose address is 221 Mountain Lake Trail, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Clay Hicks**, whose address is 104 Reese Drive 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, the following described real estate situated in Shelby County, Alabama, **the address of which is 104 Reese Dr, Alabaster, AL 35007, to-wit:**

Lot 3, according to the Map of Ironwood, as recorded in Map Book 32 Page 88, in the Probate Office of 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 first mortgage in the amount of \$186,558.00 and a second mortgage in the amount of \$6,650.00 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 30th day of December, 2021.



Indra A. Oldham

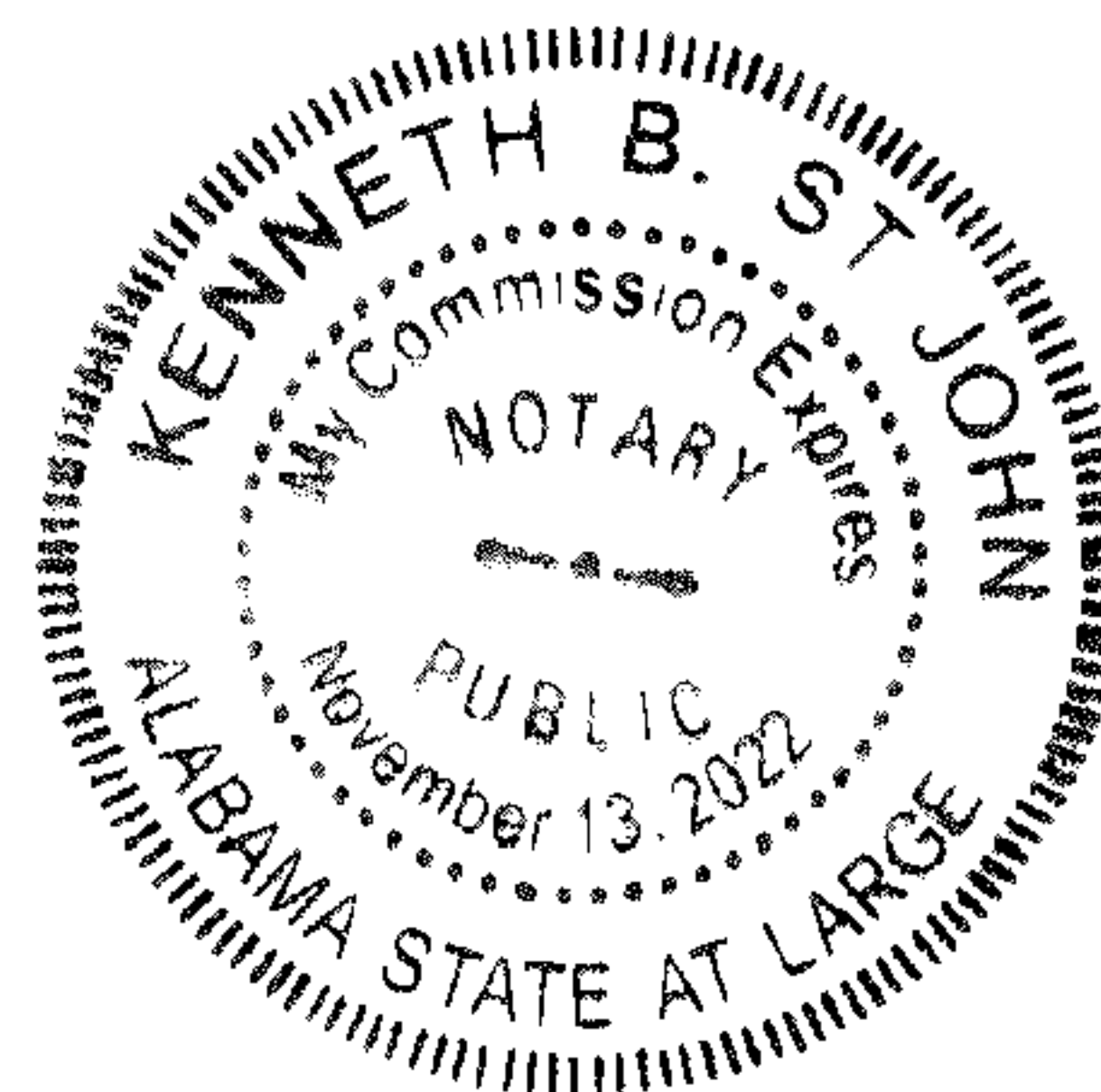

Michael V. Clowdus

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Indra A. Oldham and Michael V. Clowdus, 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 30th 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
01/04/2022 08:50:47 AM
\$26.00 CHARITY
20220104000000650

