

20220112000014930
01/12/2022 03:19:07 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Yvette Foney
224 River Crest Circle N
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100882

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Sixty Four Thousand Nine Hundred and 00/100 Dollars (\$364,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Selena Miller, an unmarried woman, and Emmett B. Robson, an unmarried man**, whose address is 3240 Honey Bee Lane, Marianna, FL 32448 (hereinafter "Grantor", whether one or more), by **Yvette Foney**, whose address is 224 River Crest Circle N Helena AL. 35080 (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 224 River Crest Circle N, Helena, AL 35080, to-wit:**

Lot 1893, according to the Survey of Old Cahaba Phase V, Third Addition, as recorded in Map Book 37 Page 6 A & B, in the Office of the Judge of Probate 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 mortgage in the amount of \$328,410.00 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 11th day of January, 2022.

Selena Miller
Selena Miller

Emmett B. Robson, BY HIS ATTORNEY-IN-FACT
Selena Miller
Emmett B. Robson, by his attorney-in-fact
Selena Miller

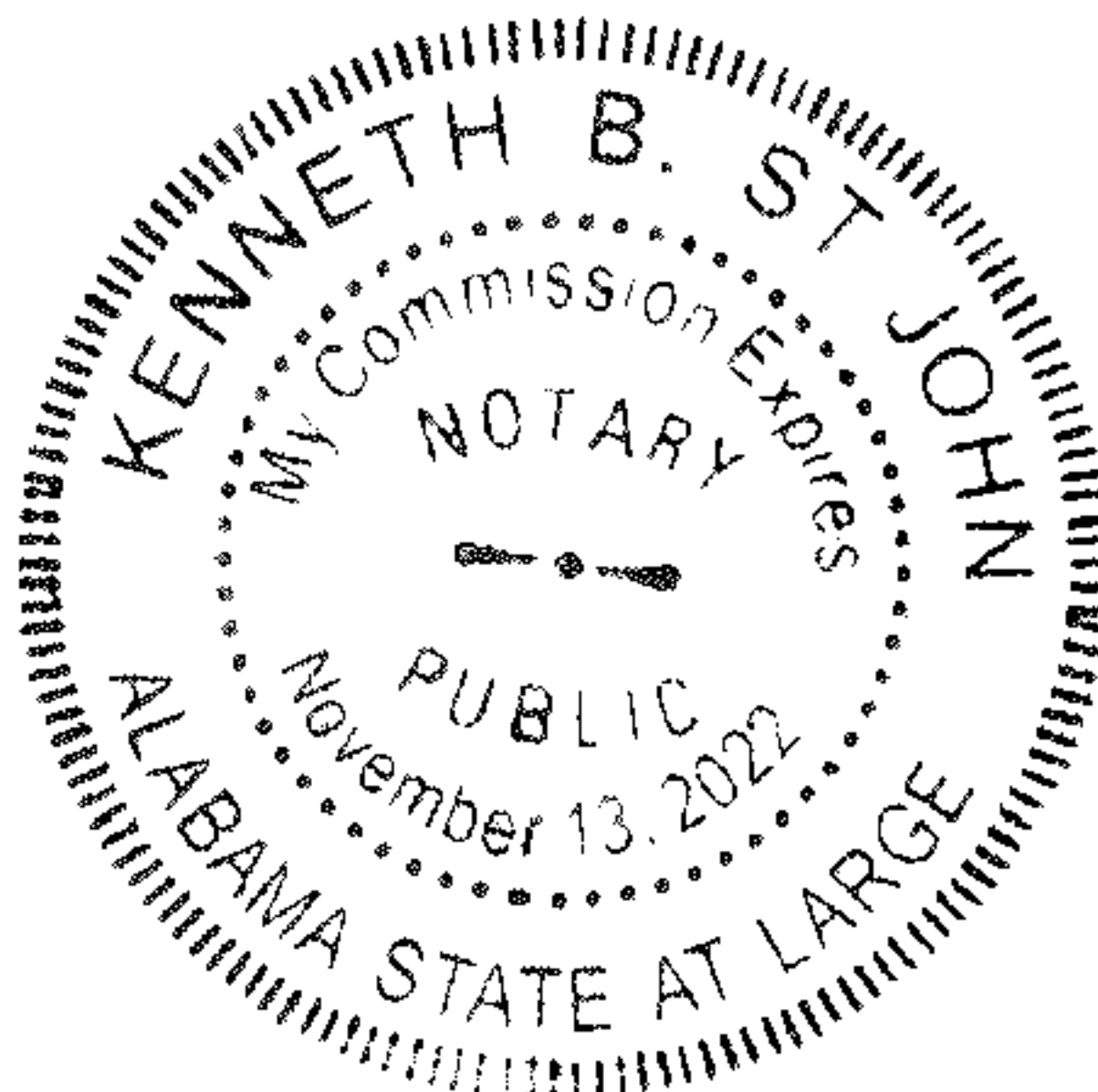
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Selena Miller, 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 11th day of January, 2022.

Kenneth B. St. John
Notary Public: Kenneth B. St. John
My commission expires: 11/13/2022



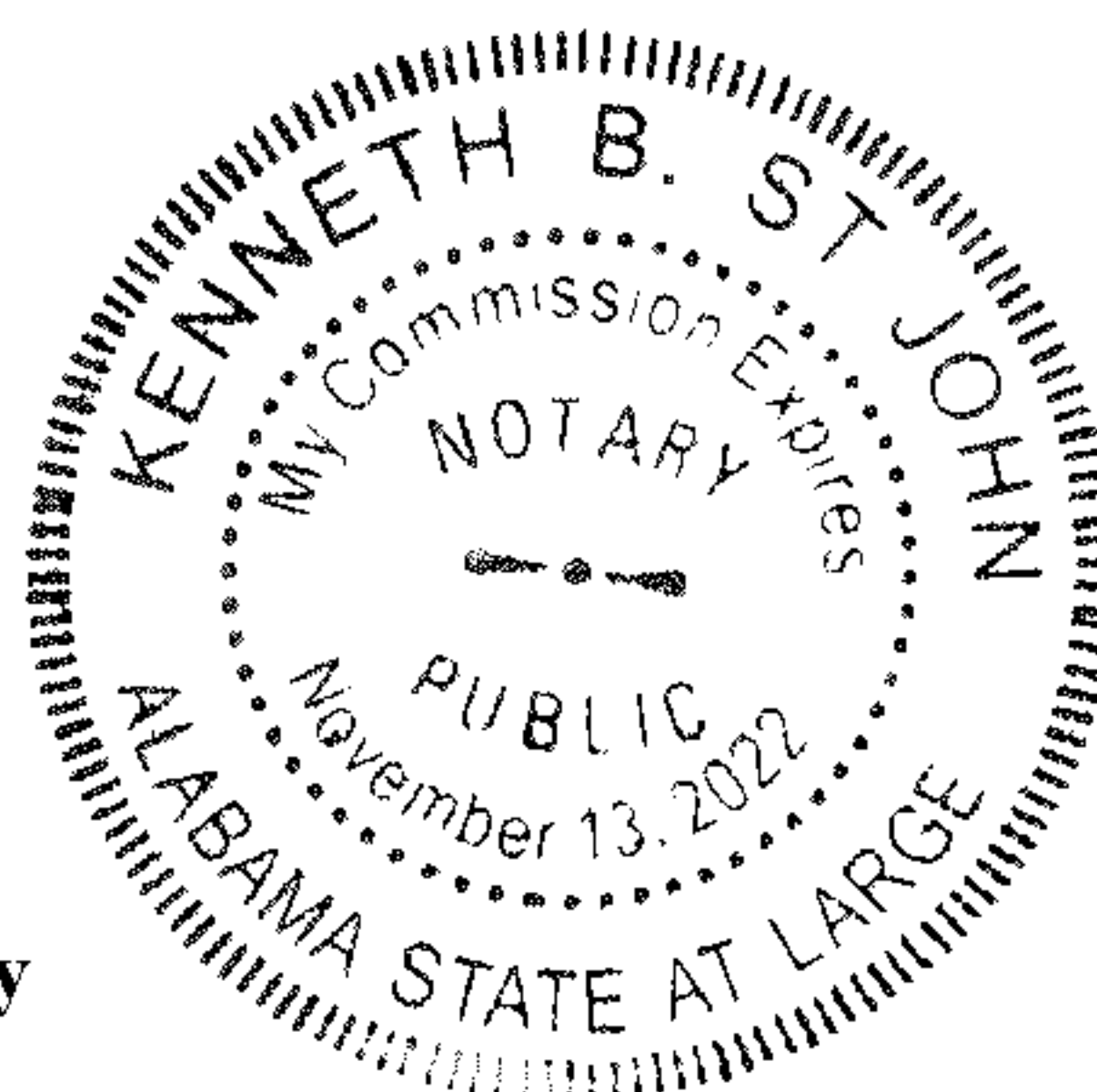
State of Alabama

County of Shelby

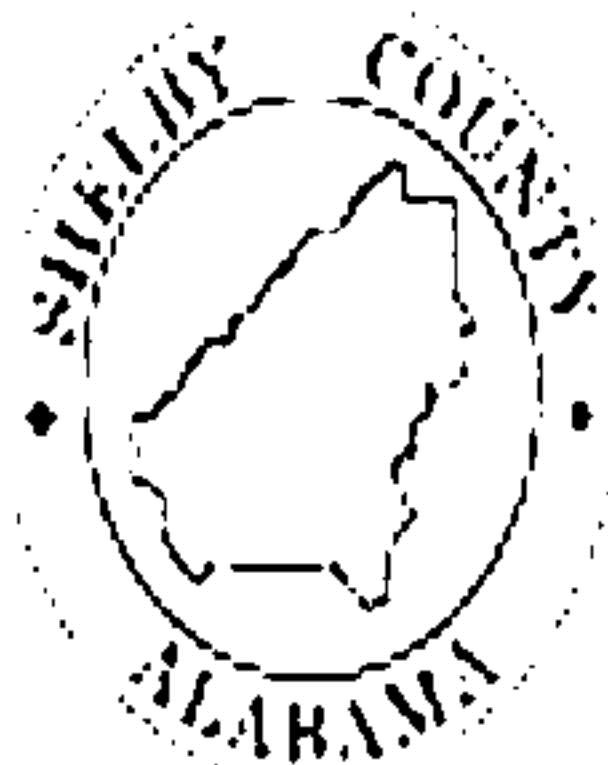
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Selena Miller, whose name as attorney in fact for Emmett B. Robson, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of January, 2022.

Kenneth B. St. John
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
01/12/2022 03:19:07 PM
\$61.50 JOANN
20220112000014930



Allen S. Bayl