

**Prepared By:**  
Stan McDonald  
Jacob Title, LLC  
2101 W. Clinton Ave  
Suite 301  
Huntsville, AL 35805  
File #: 2021-1317

**Purchase Price:** \$118,000.00

**After Recording Return To:**  
Amy M Milliron  
Anna F. Milliron  
119 Flagstone Lane  
Calera, AL 35040

**WARRANTY DEED**

State of ALABAMA  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Jessica K. Stephens, Single, whose address is 121 Ashmaline Lane, Oxford, AL 36203 (hereinafter referred to as "Grantor(s))**", the receipt and sufficiency of which is hereby acknowledged, by the **Amy M Milliron and Anna F. Milliron, whose address is: 119 Flagstone Lane, Calera, AL 35040** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, all that certain lot or parcel of land situated in the County, Shelby, to-wit:

***Lot 143, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Probate Office of Shelby County, Alabama.***

***PHYSICAL ADDRESS OF PROPERTY: 119 Flagstone Lane, Calera, AL 35040-5475***

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real

property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 11th day of January, 2022.

Jessica K. Stephens  
Jessica K. Stephens

STATE OF ALABAMA  
COUNTY OF SHELBY

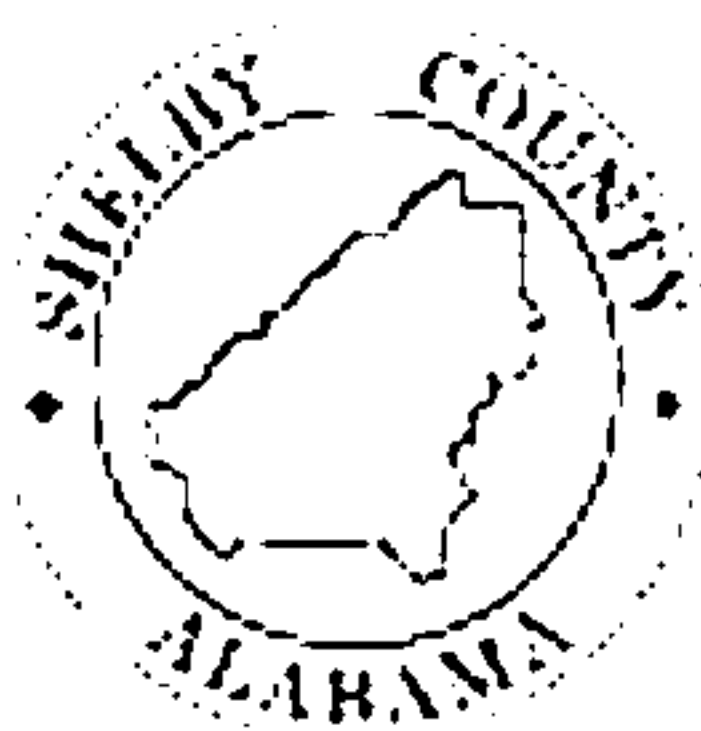
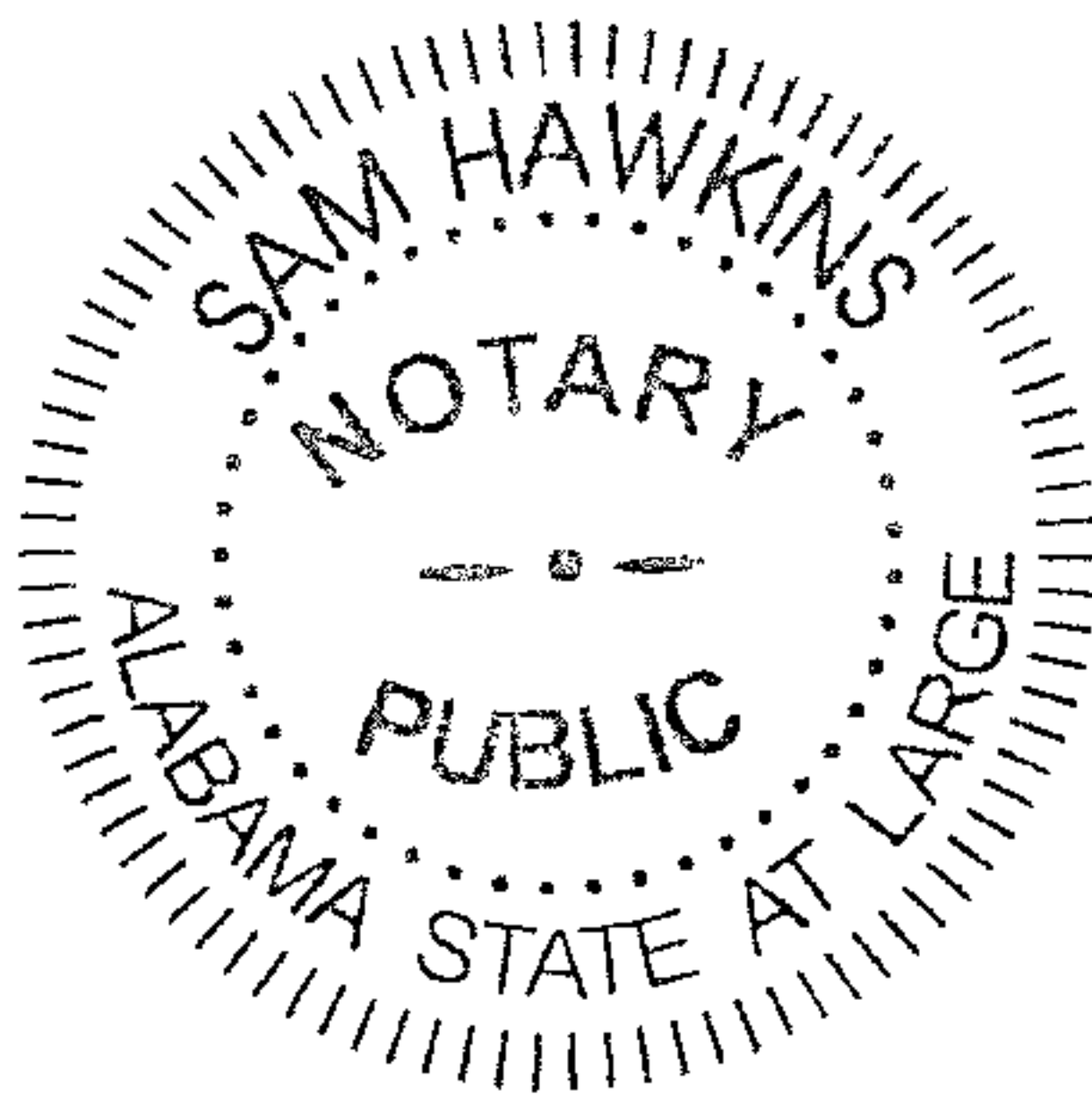
I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica K. Stephens whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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

Sam Hawkins  
Notary Public

My Commission Expires:

8/31/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/14/2022 08:29:54 AM  
\$27.50 JOANN  
20220114000017110

Allie S. Boyd