

20220114000018800
01/14/2022 02:30:06 PM
DEEDS 1/2

SEND TAX NOTICE TO:

David Walljasper

336 Willow Leaf Circle
Wilsonville, AL 35186

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **April Venable Plant**, an unmarried woman, whose address is 6166 Jene Ridge Circle, Arlington TX 38002 (hereinafter "Grantor", whether one or more), by **David Walljasper**, (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 **David Walljasper**, the following described real estate situated in Shelby County, Alabama, the address of which is **336 Willow Leaf Circle, Wilsonville, AL 35186 to-wit:**

Lot 311, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

*April Venable Plant is the surviving grantee of that certain deed recorded in Instrument No 20200603000224330. James Plant having passed away 10th day of January 2021.

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 \$308,000.00 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 7th day of January 2022

April Venable Plant
April Venable Plant

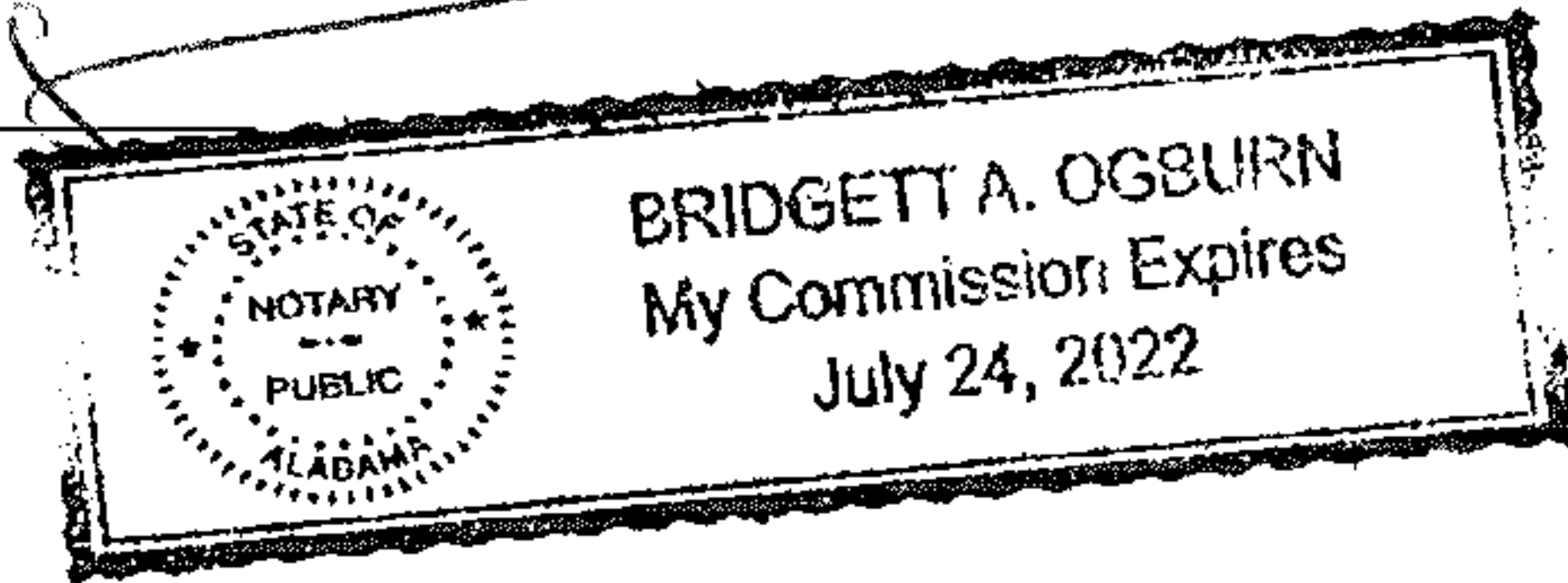
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that April Venable Plant 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 7th day of January, 2022.

Bridgett A. Ogburn

Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2022 02:30:06 PM
\$102.00 CHERRY
20220114000018800

Allie S. Bayl