

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2741

8 Overhill Rd
Montevallo, AL 35115

[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 **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Stanton K. Morlan and Mary L. Morlan, a married couple** whose mailing address is: 536 Thrash Rd, Clanton, AL 35045 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Town Square Partners, LLC** whose mailing address 8 Overhill Rd, Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 475 Pine View Road, Montevallo, AL 35115

Lot 6, Block 2, according to the survey of Arden Subdivision as recorded in Map Book 3, Page 64 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 prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of January, 2021.

Stanton K. Morlan
Stanton K. Morlan

Mary L. Morlan
Mary L. Morlan

STATE OF Alabama

Shelby County ss:

I, Jenanne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Stanton K. Morlan and Mary L. Morlan** name 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, she, they executed the same voluntarily.

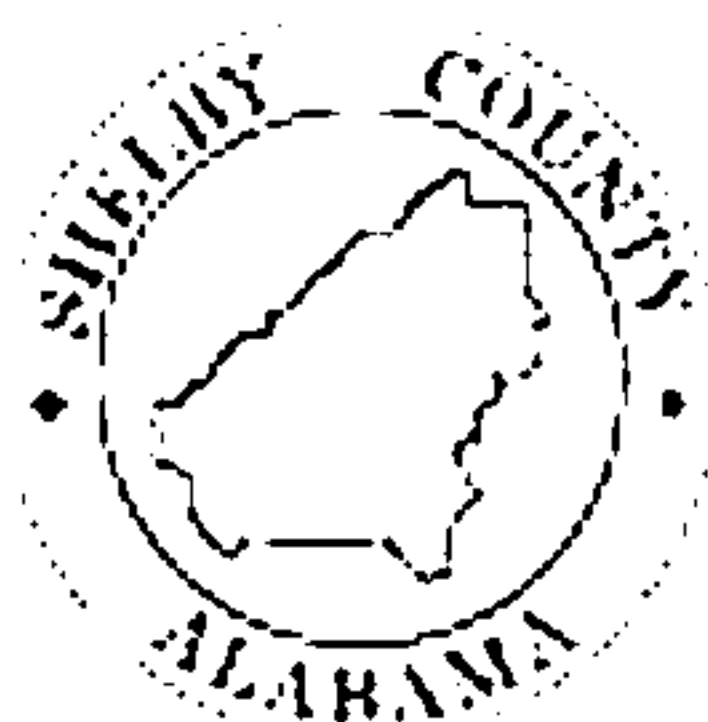
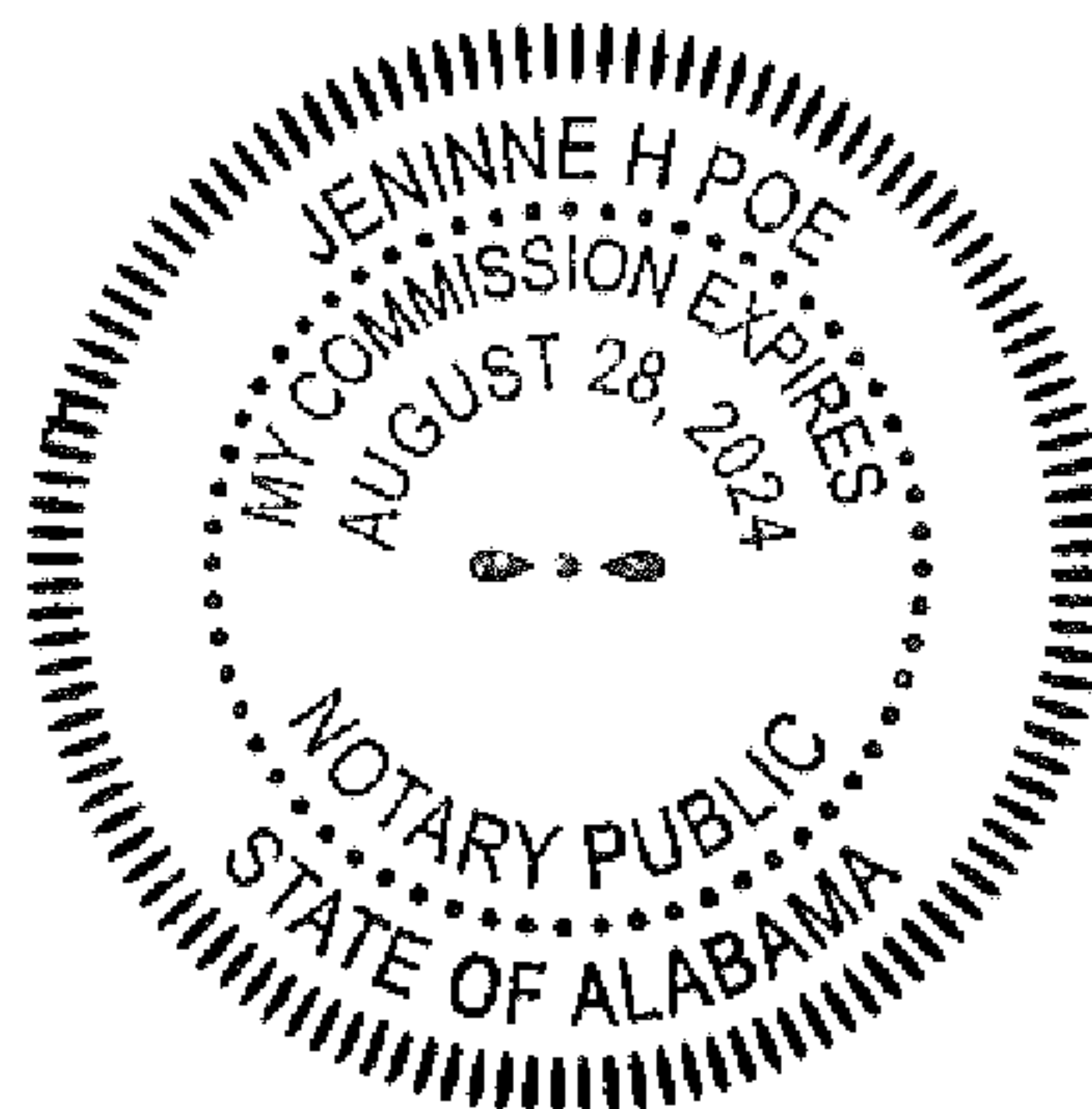
Jenanne H. Poe WITNESS my hand and official seal in the county and state aforesaid this the 17th day of Jan, 2021

My Commission Expires:

8-28-2024

Jenanne H. Poe
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2022 10:25:16 AM
\$140.00 JOANN
20220118000020220

Allie S. Bayl