

20220124000031430
01/24/2022 08:52:32 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Christopher M. Brown and Glenda Brown

606 Village Way
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100831-C

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Forty Five Thousand and 00/100 Dollars (\$45,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Goodwin-Lee Post No. 138, American Legion, an Alabama Corporation**, whose address is P.O. Box 461, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Christopher M. Brown and Glenda Brown**, whose address is 606 Village Way Pelham AL 35124 (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 **Christopher M. Brown and Glenda Brown, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **631 Navajo Trail, Alabaster, AL 35007, to-wit:**

That certain parcel of land lying within the following described boundary line: Begin at the Northeast corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section 34, Township 20 South, Range 3 West, run South 320 feet; thence West 150 feet; thence North 320 feet; thence East 150 feet to the point of beginning. Situated in 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 \$0.00 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 21st day of January, 2022.

Goodwin-Lee Post No. 138, American Legion



By: Paul Gonthier, Commander

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Paul Gonthier, whose name as Commander of Goodwin-Lee Post No. 138, American Legion, an Alabama Corporation, 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, he, as such Commander and with full authority, executed the same voluntarily on the day the same bears date.

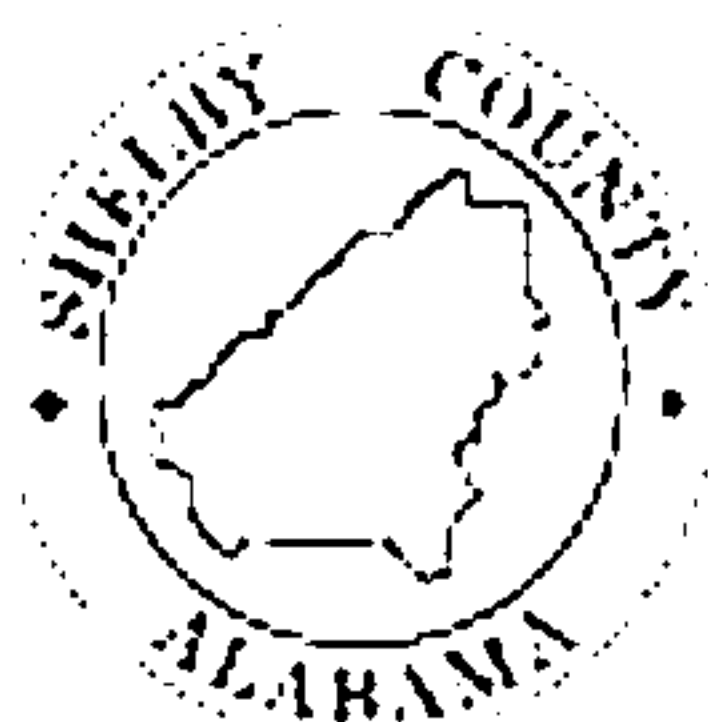
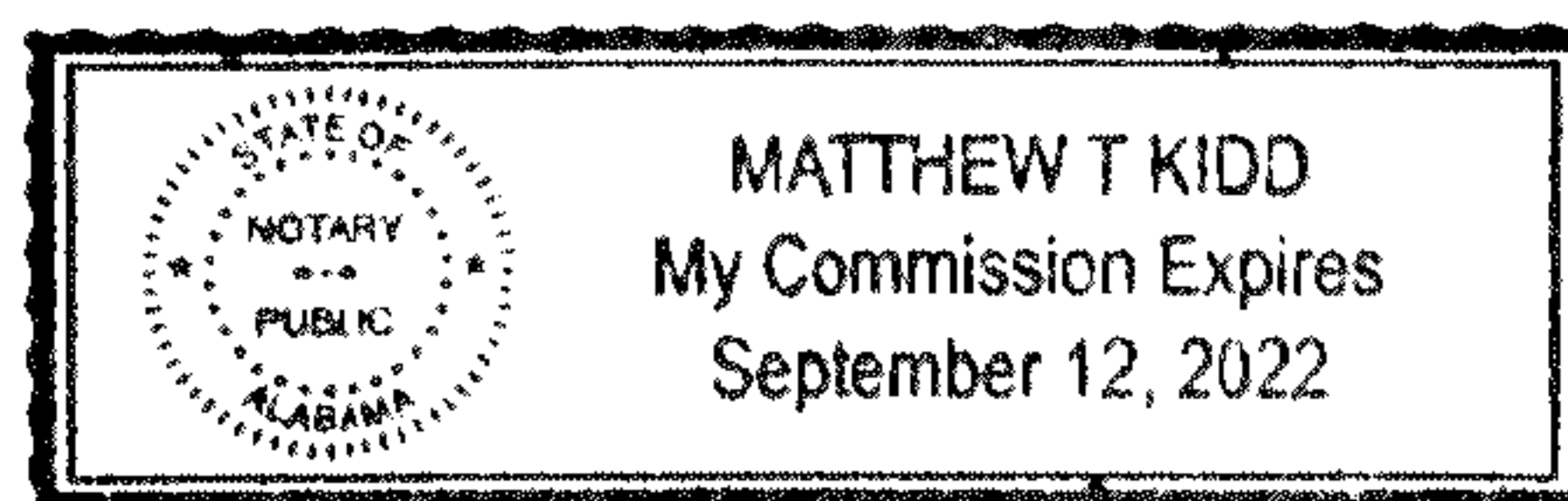
Given under my hand and official seal on this 21st day of January, 2022.



Notary Public

Printed Name: Matthew T. Kidd

My Commission Expires: 09/12/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2022 08:52:32 AM
\$70.00 CHERRY
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Allen S. Bayl