

This Instrument was Prepared by:

Send Tax Notice To: Benjamin D. Green  
136 Longfeather Ln  
Alabaster, AL 35007

Lauren N. Smith, Esquire  
for National Title & Appraisal, Inc.  
2880 Crestwood Blvd.  
Irondale, AL 35210

File No.: 212202

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Settlement Agreement between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Heather M. Green, a single person whose mailing address is 3212 Bedford Circle, Calera, AL 35040** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin D. Green, whose mailing address is 136 Longfeather Ln, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **136 Longfeather Ln., Alabaster, AL 35007**; to wit;

Lot 32, according to the survey of Apache Ridge, Sector 6, as recorded in Map Book 17, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$185,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 20 day of January, 2022.

Heather M. Green  
Heather M. Green

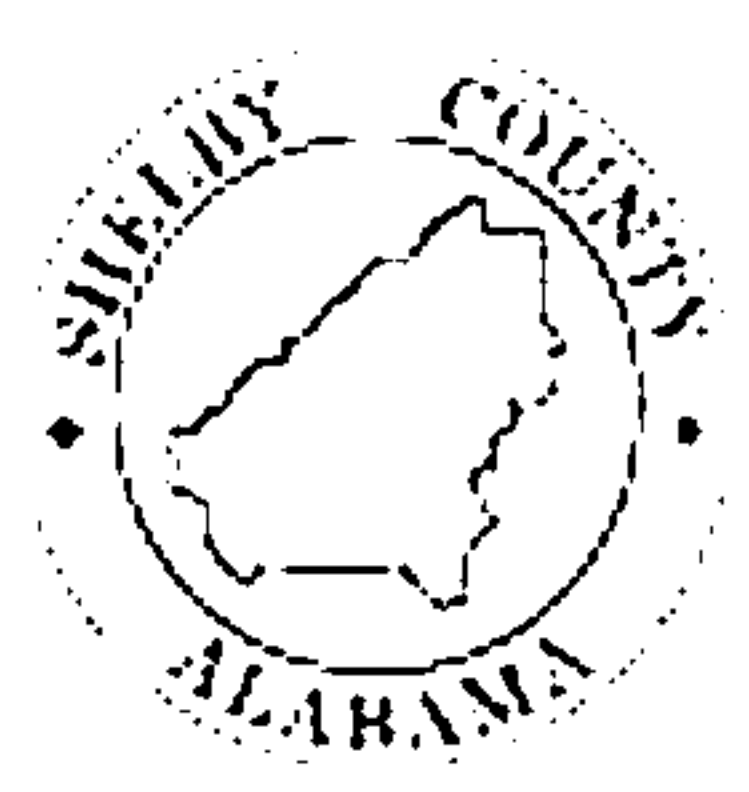
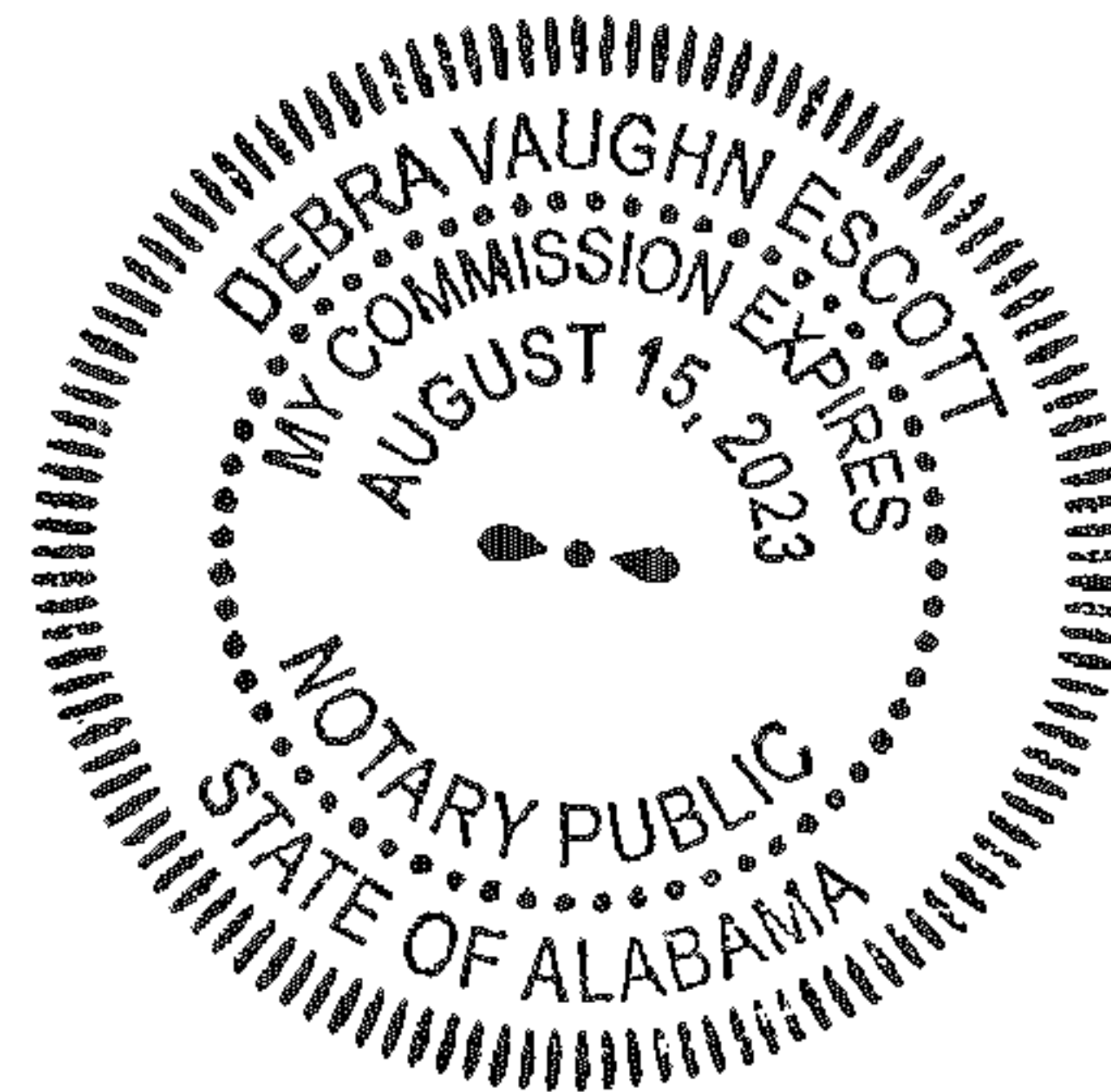
State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that **Heather M. Green**, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of JANUARY 2022.

Debra Vaughn Escott  
Notary Public, State of Alabama  
Debra Vaughn Escott  
My Commission Expires: 8/15/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2022 08:44:57 AM  
\$26.00 CHERRY  
20220127000037490

Allie S. Bayl