

SEND TAX NOTICE TO:

Amanda Kane
Post Office Box 1983
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
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 **FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$15,500.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **The Mary Elizabeth Stallworth Foundation Trust, dated August 21, 1995**, whose address is: c/o David F. Steele, Steele Law, LLC, 122 Pineville Road, Monroeville, AL 36460 (hereinafter "Grantor", whether one or more), by **Amanda Kane**, whose address is: Post Office 1983, Alabaster, AL 35007 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 1200 12th Avenue NE, Alabaster, AL 35007 to-wit:**

Lots 1 & 4 of Block 4 together with that portion of Lot 5, Block 4, according to the survey of Cedar Grove Estates, First Edition, as recorded in Map Book 2 at page 22 in Probate Office of Shelby County, Alabama.

The Mary Elizabeth Stallworth Foundation Trust is one and the same as The Mary Elizabeth Stallworth Charitable Foundation Trust.

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 4th day of February, 2022.

The Mary Elizabeth Stallworth Foundation Trust

By: David F. Steele, Managing Trustee

STATE OF ALABAMA
COUNTY OF Monroe



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2022 03:25:09 PM
\$40.50 CHERRY
20220207000055810

Alicia S. Bayl

I, the undersigned Notary Public in and for said County and State, hereby certify that David F. Steele, whose name as Managing Trustee of The Mary Elizabeth Stallworth Foundation Trust dated August 21, 1995, 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, in his capacity as such Managing Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, 2022.

Tamera L Bower

Notary Public

Printed Name: Tamera L Bower

My Commission Expires: My Commission Expires 05/22/2023

