

This instrument was prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Landon Pearce Green
245 Leaf Ln.
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$255,000.00 the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, CLIFFORD M. CHAPPELL, AN UNMARRIED MAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto LANDON PEARCE GREEN, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 40, SECTOR 4, ACCORDING TO THE SURVEY OF GREENFIELD, SECTORS 4 AND 6, AS RECORDED IN MAP BOOK 17, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2022.
2. Easements, restrictions, reservations and conditions of record.

\$242,250.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH:

TO HAVE AND TO HOLD to the said grantee(s), 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 said grantee(s), his, her or 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 11TH day of FEBRUARY, 2022.

 (SEAL)
CLIFFORD M. CHAPPELL

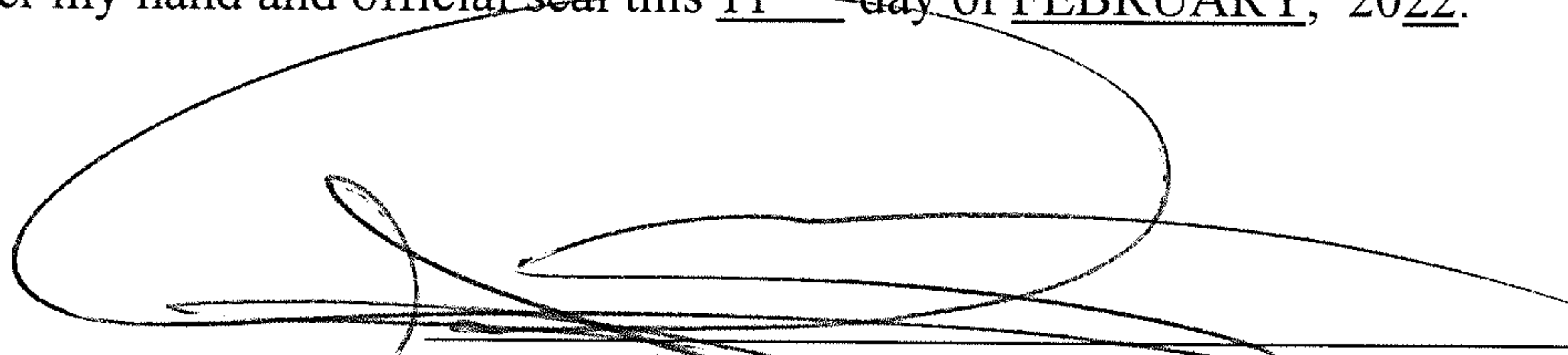
_____(SEAL)

STATE OF ALABAMA)

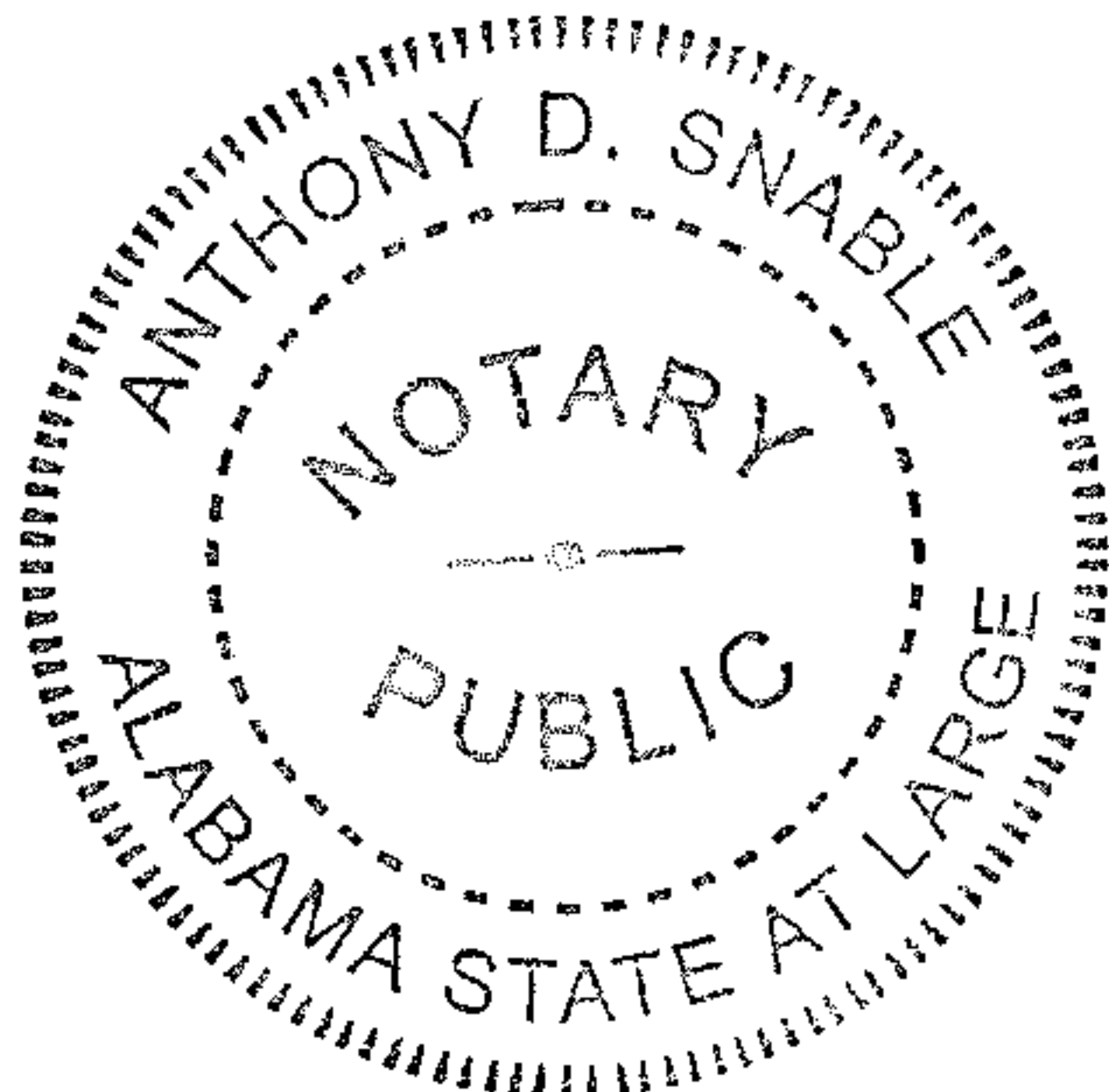
JEFFERSON COUNTY)

I, the undersigned, a Notary Public n and for said County, in said State, hereby certify that CLIFFORD M. CHAPPELL, AN UNMARRIED MAN, 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 11TH day of FEBRUARY, 2022.


Notary Public - Anthony D. Snable

{NOTARIAL SEAL}



My commission expires: 10/10/2023

