

20220307000095750
03/07/2022 02:33:58 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Anna Lawley and Joel Dixon

185 McEwen ~~AND~~ Farm Road
Wilsonville, AL 35186

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 352

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWENTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$23,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bret A. Zabransky and Paula R. Zabranskym husband and wife**, whose address is PO Box 470, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Anna Lawley and Joel Dixon**, (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 **Anna Lawley and Joel Dixon, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 21 Carleton Point Drive, Wilsonville, AL 35186 to-wit:**

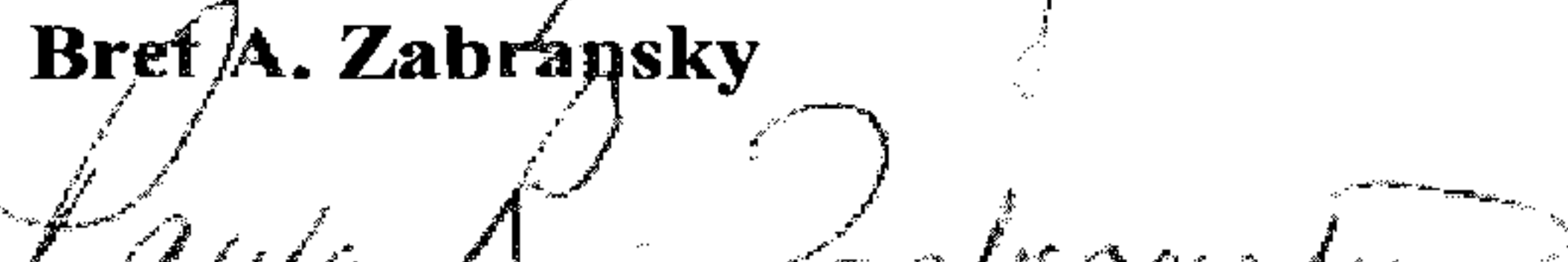
Lot 4, according to the Survey of Amended Map of Carleton Point, as recorded in Map Book 15, page 108 in the Probate Office of Shelby County, Alabama.

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.

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 25th day of February, 2022.


Bret A. Zabransky


Paula R. Zabransky

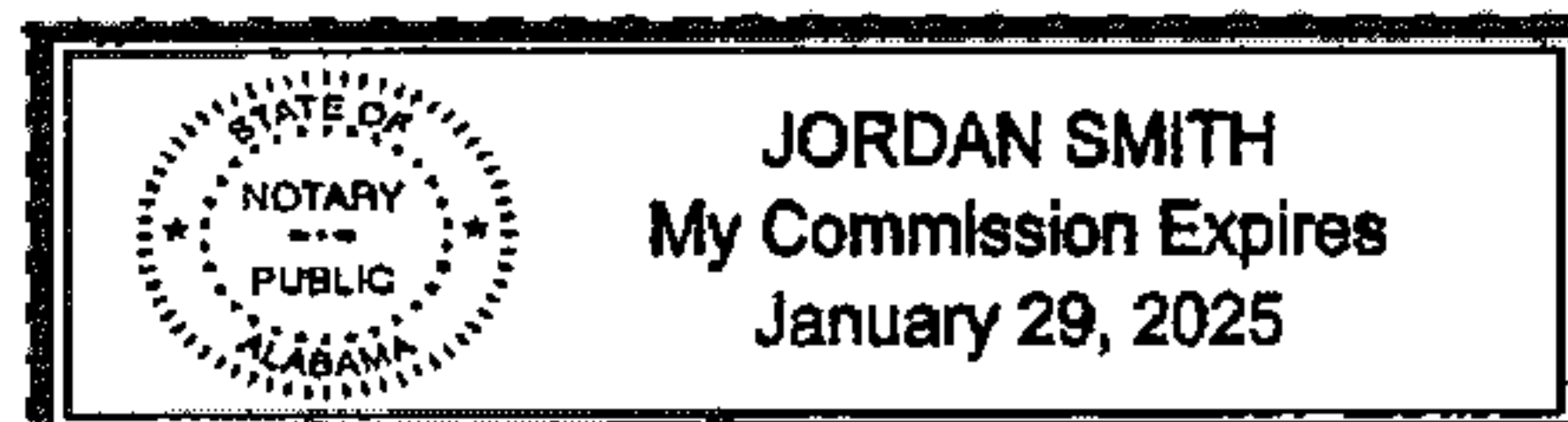
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Bret A. Zabransky and Paula R. Zabransky whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2022 02:33:58 PM
\$48.50 JOANN
20220307000095750

