

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3059

415 Red Top Dr
Guntersville, AL 35976

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Forty-eight Thousand and 00/100 Dollars (\$148,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Katherine Araujo, a single person** whose mailing address is: 117 Shine Drive Pelham, AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mike Flanagan, LLC** whose mailing address 415 Red Top Dr, Guntersville, AL 35976 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 100 Idle Lane, Helena, AL 35080

A lot or parcel of land situated in the S½ of the NW¼ of the SW¼ of the NW¼ of Section 18, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of the above said S½ of the NW¼ of the SW¼ of the NW¼ of said section, for a point of beginning. Thence run East along the South line for a distance of 660.0 feet to an Old Iron Pin thence run North for a distance of 147.5 feet; thence run West and parallel to the South line for a distance of 147.5 feet, thence run South for a distance of 127.5 feet, thence run West for a distance of 512.5 feet; thence run South for a distance of 20.0 feet to the point of beginning.

Less and except that portion of subject property now known as Idle Lane.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Katherine Araujo is the surviving grantee of deed recorded in Instrument #20160519000171400, in the Probate Office of Shelby County, Alabama; the other grantee James Araujo, having died on or about the 8th day of April, 2017.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 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 11th day of March, 2022.

Katherine Araujo
Katherine Araujo

STATE OF Alabama

I, JACK R. THOMPSON JR.

Tetters County ss:

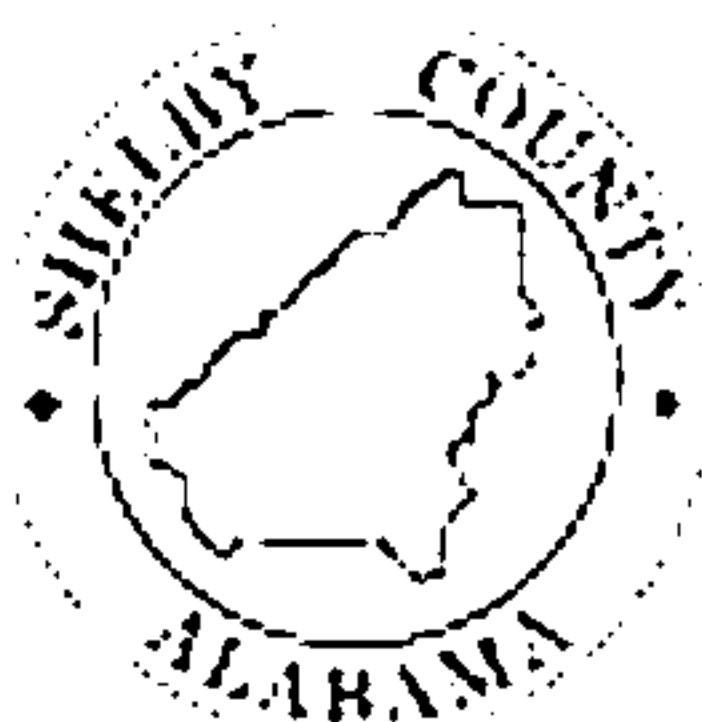
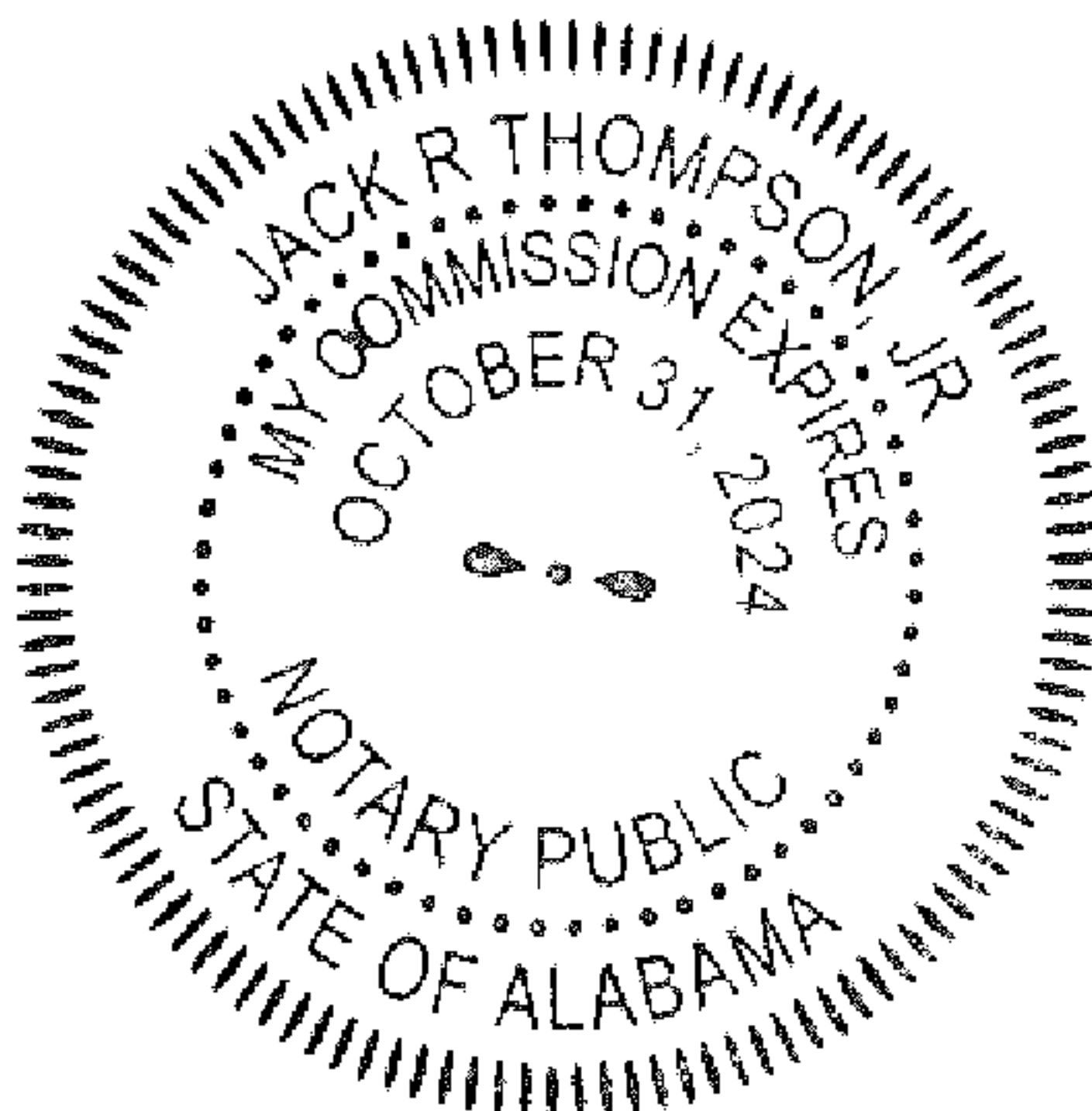
state, hereby certify that **Katherine Araujo** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 11th day of March, 2022

My Commission Expires: 10/31/2024

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2022 12:25:55 PM
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Allen S. Bayl