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03/16/2022 10:54:15 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Matthew R. Ellis and Katherine C. Ellis

288 WOODBURY DRIVE

STERRETT, AL 35147

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED NINETEEN THOUSAND AND 00/100 (\$319,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jerry S. Kerr and Gayle Kerr**, husband and wife, whose address is 138 Woodbury Drive, Sterrett, AL 35147 (hereinafter "Grantor", whether one or more), by **Matthew R. Ellis and Katherine C. Ellis**, (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 **Matthew R. Ellis and Katherine C. Ellis, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 288 Woodbury Drive, Sterrett, AL 35147 to-wit:**


**Lot 831, according to the Survey of Forest Park 8" Sector Phase 2 as recorded in Map Book 25, Page 131, 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.

Subject to a third-party mortgage in the amount of \$309,430.00 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 14th day of March, 2022.


  
Jerry S. Kerr

  
Gayle Kerr

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jerry S. Kerr and Gayle Kerr 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 14th day of March, 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  
03/16/2022 10:54:15 AM  
\$35.00 JOANN  
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