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03/22/2022 04:18:52 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Rentfrow & Associates LLC

1051 Knollwood Dr.
Birmingham AL 35242

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 **ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$132,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kimberly Ann Melton, a married woman and Tamara Lynn Brush, a married woman**, whose address is 125 Fox Valley Drive, Maylene, AL 35114, (hereinafter "Grantor", whether one or more), by **Rentfrow & Associates LLC**, (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 **Rentfrow & Associates LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **209 Rocky Ridge Drive, Helena, AL 35080 to-wit:**

Lot 11, Rocky Ridge, Phase II, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.

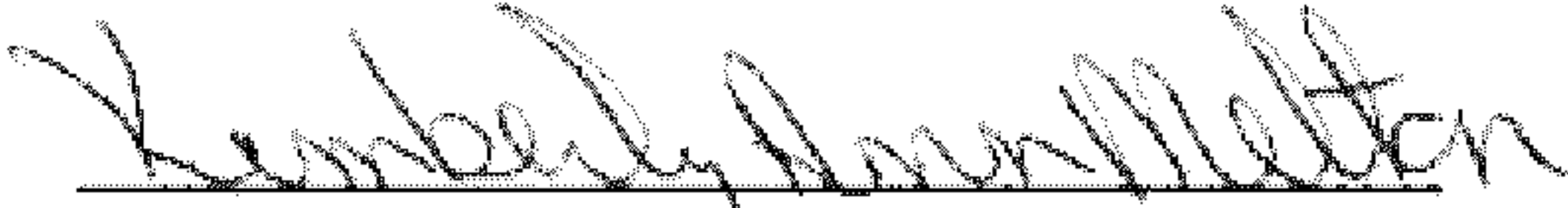
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

The property herein conveyed does not constitute the homestead of Kimberly Ann Melton and Tamara Lynn Brush, nor their spouse.

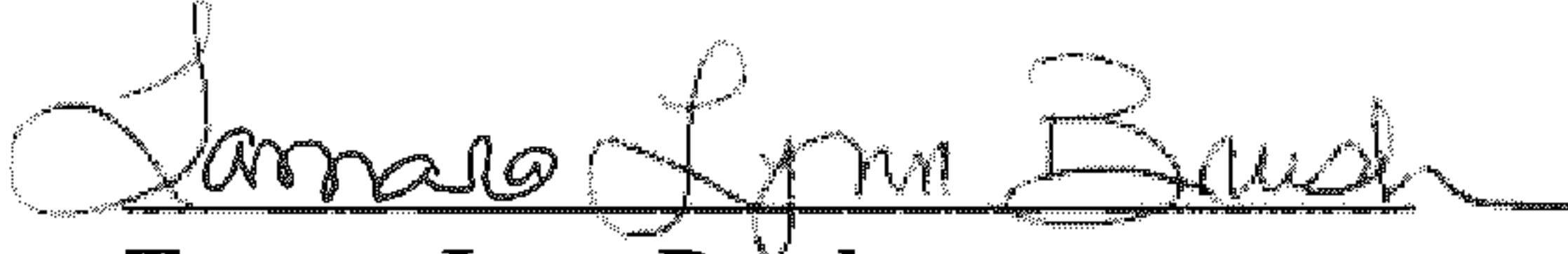
Subject to a third-party mortgage in the amount of \$106,000.00 executed and recorded simultaneously herewith.

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 22nd day of March, 2022.



Kimberly Ann Melton

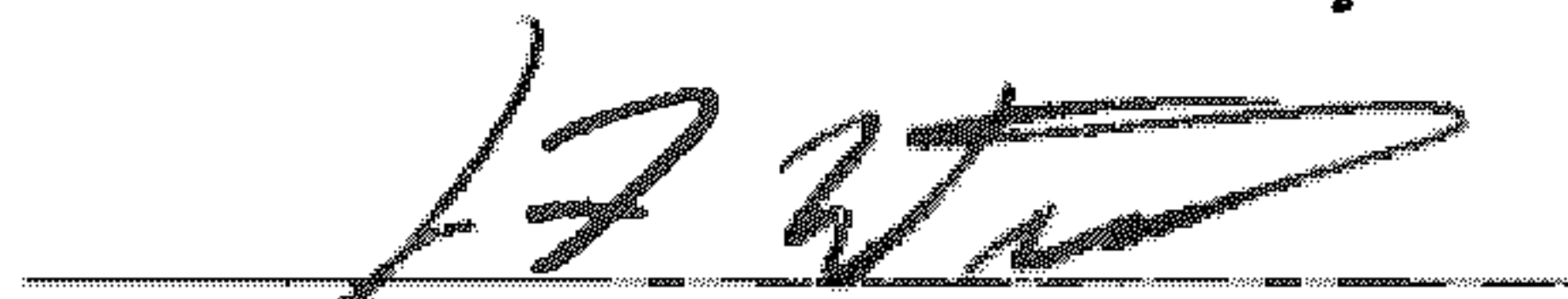


Tamara Lynn Brush

STATE OF ALABAMA
COUNTY OF JEFFERSON

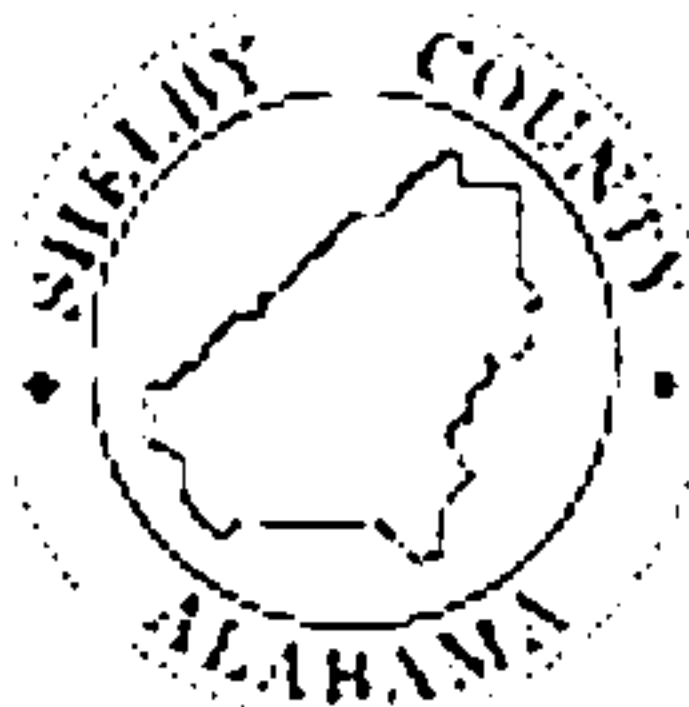
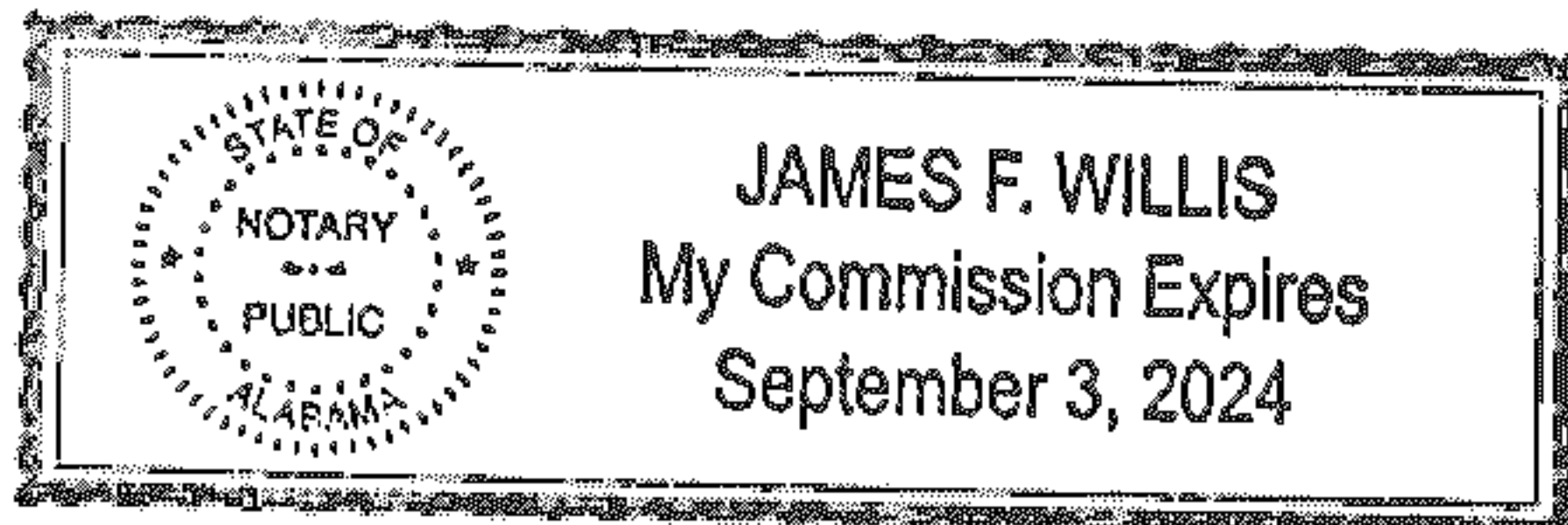
I, the undersigned Notary Public in and for said County and State, hereby certify that Kimberly Ann Melton, and Tamara Lynn Brush whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2022.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2022 04:18:52 PM
\$51.50 CHARITY
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