

SEND TAX NOTICE TO:

Marilyn Louise McDougall and Mark Alan McDougall
413 Eaton Road
Hoover, 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 **FOUR HUNDRED TWENTY SIX THOUSAND AND 00/100 (\$426,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joan L. Simmons, an unmarried woman**, whose address is 2385 Dolly Ridge Road, Apt. 318, Birmingham, AL 35243 and **Jeffrey Martin Simmons, a married man**, whose address is 200 Log Cabin Loop Road, Parrish, AL 35580 (hereinafter "Grantor", whether one or more), by **Marilyn Louise McDougall and Mark Alan McDougall** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 413 Eaton Road, Hoover, AL 35242 to-wit:**

Lot 32, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, page 13 in the Probate Office, Shelby County, Alabama; being situated in Shelby County, Alabama.

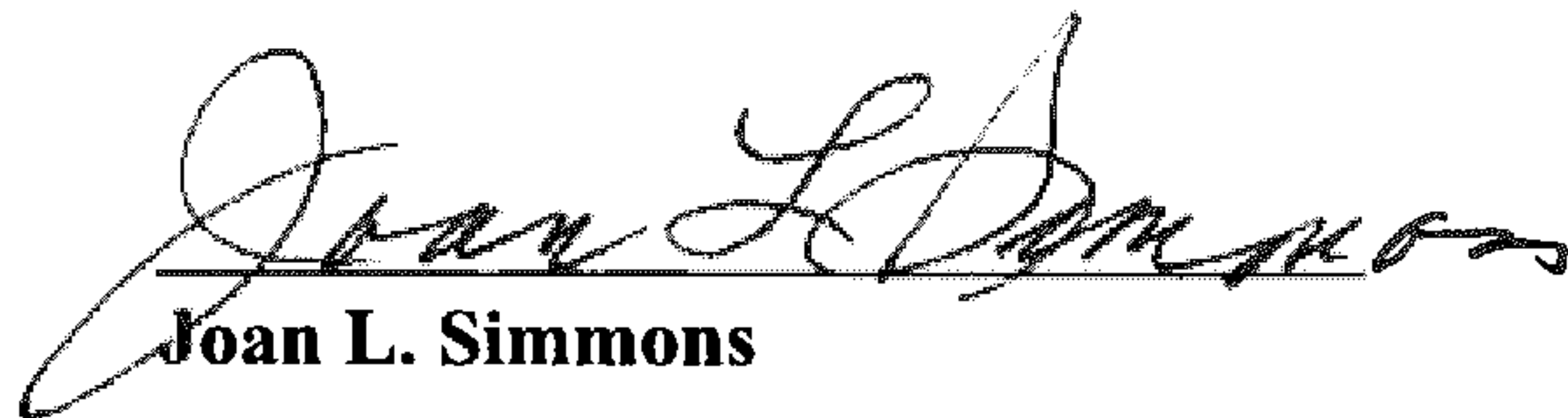
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

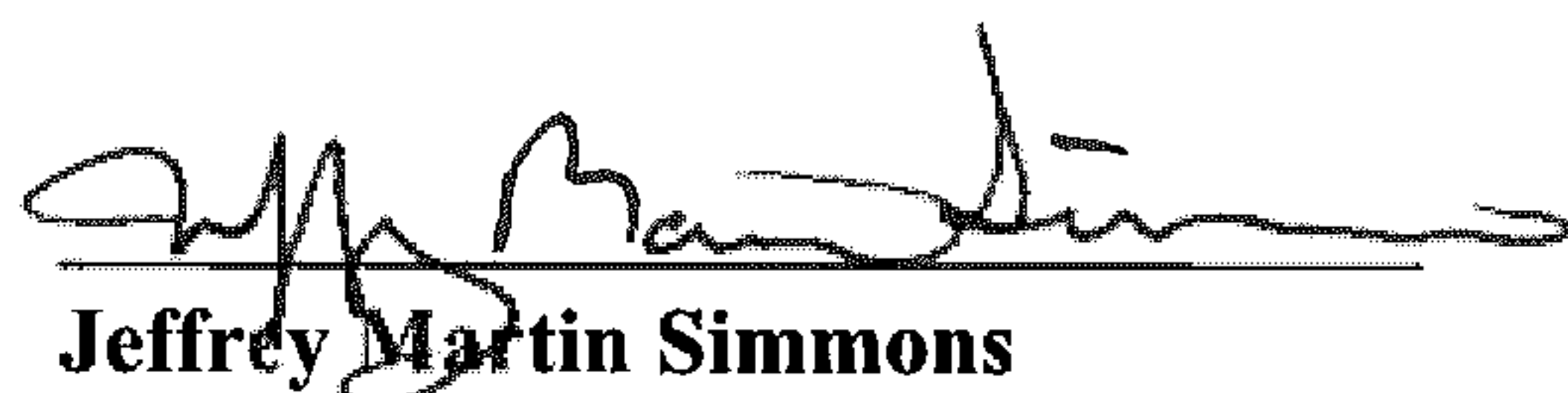
Subject to a third-party mortgage in the amount of \$285,420.00 executed and recorded simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, JEFFREY MARTIN SIMMONS NOR HIS SPOUSE.

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 31st day of March, 2022.

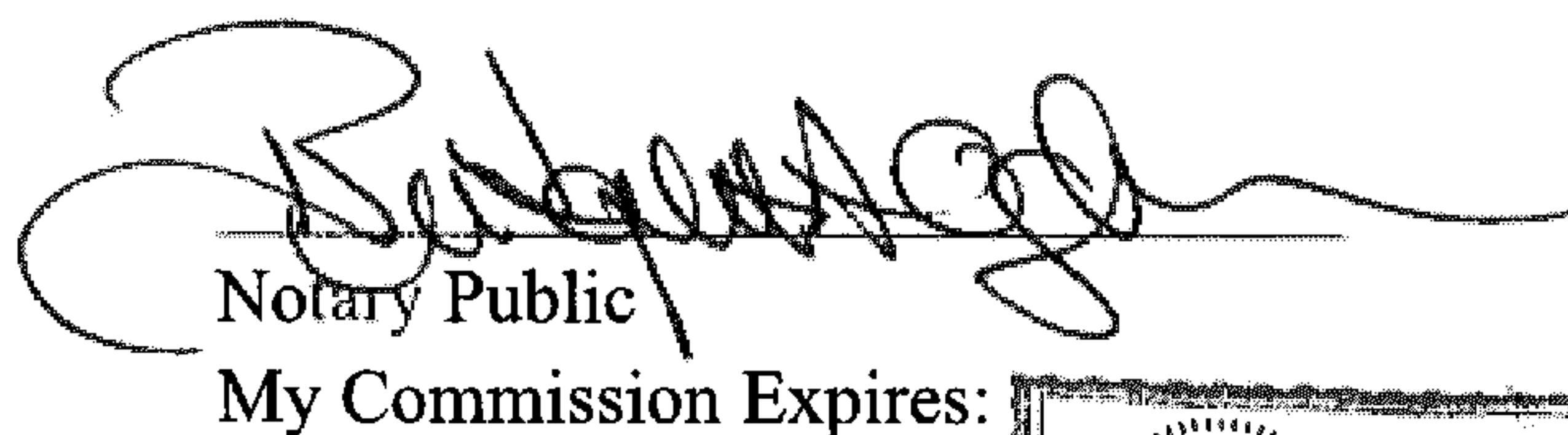

Joan L. Simmons


Jeffrey Martin Simmons

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joan L. Simmons and Jeffrey Martin Simmons 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st 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
04/04/2022 01:32:48 PM
\$166.00 JOANN
20220404000136000

