

20220405000141140
04/05/2022 03:42:20 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Mathew G. Harvey
174 Willow Ridge Drive
Indian Springs Village, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243
BHM-22-1383

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$525,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David A. Blackwell, an unmarried man**, whose address is 2287 Hwy 33C Chelsea 35243 and **Angie T. Blackwell, an unmarried woman**, whose address is 5275 Birdsong Rd. Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Mathew G. Harvey**, (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 **Mathew G. Harvey**, the following described real estate situated in Shelby County, Alabama, the address of which is **174 Willow Ridge Drive, Indian Springs Village, AL 35124 to-wit:**

Lot 23, according to the Map of The Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, 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 \$525,000.00 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 5th day of MARCH 2022

David A. Blackwell

David A. Blackwell

Angie T. Blackwell

Angie T. Blackwell

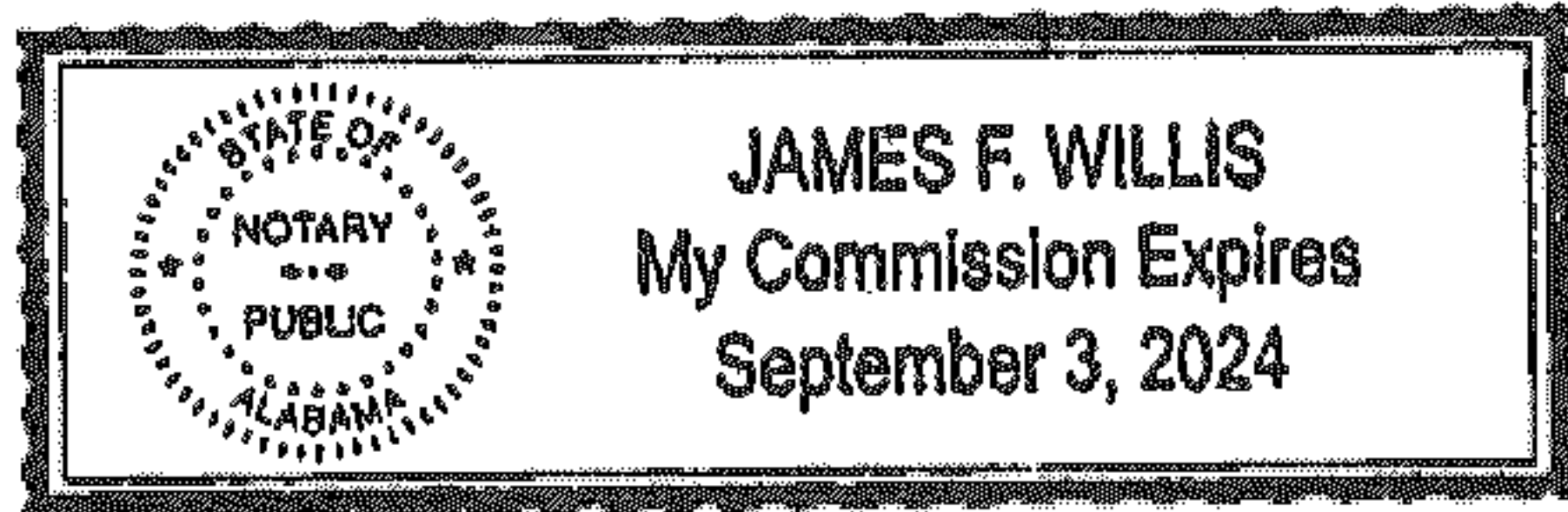
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that David A. Blackwell and Angie T. Blackwell 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 5th day of April, 2022.

[Signature]

Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2022 03:42:20 PM
\$26.00 JOANN
20220405000141140

Allie S. Boyd