

**SEND TAX NOTICE TO:**  
Jeremy B. Posey and Amy Posey  
136 Chestnut Drive  
Alabaster, AL 35007

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 FIFTY THOUSAND AND 00/100 (\$450,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Linda Garrett fka Linda C. Irvin and Charles Clifton Garrett, wife and husband**, whose address is 6044 Magpie Drive, Lakeland, FL 33809 (hereinafter "Grantor", whether one or more), by **Jeremy B. Posey and Amy Posey**, whose address is 136 Chestnut Drive, Alabaster, AL 35007 (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 **Jeremy B. Posey and Amy Posey, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 136 Chestnut Drive, Alabaster, AL 35007** to-wit:

**Lot 40, according to the Survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, page 49, in the Probate Office of Shelby County, Alabama.**

Linda Garrett is one and the same person as Linda C. Irvin, grantee in that certain deed recorded in Instrument #1997-19109 with the Judge of Probate Shelby County, Alabama.

Linda Garrett fka Linda C. Irvin is the surviving grantee of that certain deed recorded in Instrument # 1997-19109, in the Probate Office of Shelby County, Alabama; the other grantee Johnny M. Irvin, having died on or about the 18<sup>th</sup> day of June, 2013.

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 \$330,000.00 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 April, 2022.

Linda Garrett  
Linda Garrett fka Linda C. Irvin

Charles Clifton Garrett  
Charles Clifton Garrett

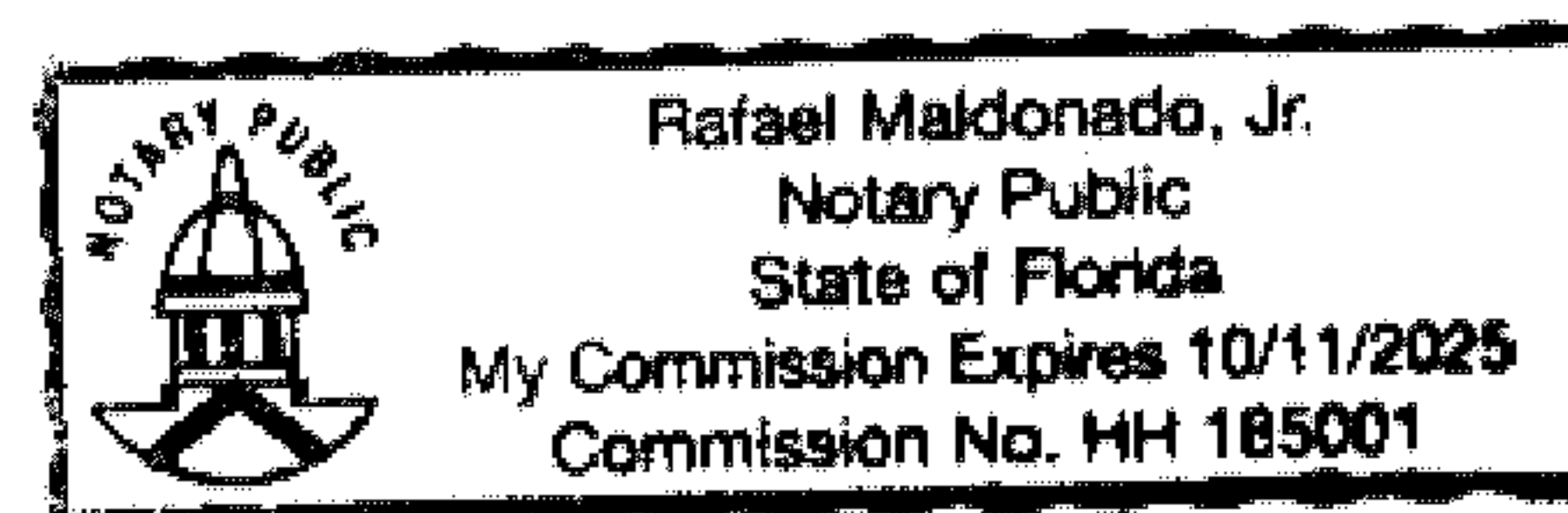
STATE OF FLORIDA

COUNTY OF POLK

I, the undersigned Notary Public in and for said County and State, hereby certify that Linda Garrett fka Linda C. Irvin and Charles Clifton Garrett whose names are signed to the foregoing conveyance, and who are 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 5th day of April, 2022.

Rafael Maldonado Jr.  
Notary Public  
My Commission Expires: 10/11/2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/07/2022 10:53:40 AM  
\$145.00 CHERRY  
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Allen S. Bayl