

TUS-22-2679

20220420000162130
04/20/2022 10:53:25 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Wiley McKeller
19 Liberty Ridge Road
Chelsea, AL 35043

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 EIGHTY THOUSAND AND 00/100 (\$380,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Martin Eli McCoy and Makayla Massey McCoy, a married couple**, whose address is 6940 Hwy 55 Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Wiley McKeller**, (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 **Wiley McKeller**, the following described real estate situated in Shelby County, Alabama, **the address of which is 19 Liberty Ridge Road, Chelsea, AL 35043 to-wit:**

Lot 6, according to the Survey of Countryside at Chelsea as recorded in Map Book 9, page 49 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.

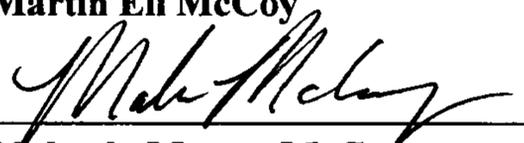
Subject to a third-party mortgage in the amount of \$342,000.00 executed and recorded simultaneously herewith.

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 15th day of April 2022.



Martin Eli McCoy



Makayla Massey McCoy

PSM

STATE OF ALABAMA
COUNTY OF ~~TUSCALOOSA~~ *Jefferson*

I, the undersigned Notary Public in and for said County and State, hereby certify that Martin Eli McCoy and Makayla Massey McCoy, a married couple, 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 15th day of April 2022.



 Notary Public
 My Commission Expires:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/20/2022 10:53:25 AM
 \$63.00 JOANN
 20220420000162130

Allie S. Bayl