

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **STEPHANIE ADAMS MORRIS**, a single woman, hereinafter referred to as Grantor, for and in consideration of the sum of **TWO HUNDRED TEN THOUSAND and 00/100 (\$210,000.00) DOLLARS** and other good and valuable consideration hereby acknowledged to have been paid to her by **SETH MCINTYRE and MIRANDA MCINTYRE**, hereinafter referred to as Grantees, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, and to their heirs and assigns forever, joint with right of survivorship, in fee simple, all of her interest in and to that certain real property situated in the County of Shelby, State of Alabama, more particularly described as follows:

Lot 14, according to the Final Plat of Stonecreek Phase 2, as recorded in Map Book 34, Page 11, in the Probate Office of Shelby County, Alabama.

Property Address: 152 Stonecreek Place, Calera, AL 35040

THIS CONVEYANCE SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. **Building setback lines, easements and other matters set forth on recorded plat of said subdivision.**
2. **Restrictive covenants contained in instrument(s) recorded in Instrument No. 20070807000369200, but deleting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).**
3. **Terms, conditions, obligations, rules, regulations and by-laws of Stone Creek Homeowners' Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20031218000815670.**

TOGETHER WITH ALL AND SINGULAR the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining; to have and to hold the same unto the Grantees, and to their heirs and assigns, in fee simple, forever.

And, except as to taxes hereafter falling due and any restrictive covenants and easements of record, which are assumed by the Grantees, the said Grantor for herself and for her heirs and assigns, hereby covenants with the Grantees, that she is seized of an indefeasible estate in fee simple in said property, that said property is free from all encumbrances and she does hereby warrant and will forever defend the title to and possession of said property unto the Grantees, their heirs and assigns, against the lawful claims of all persons.

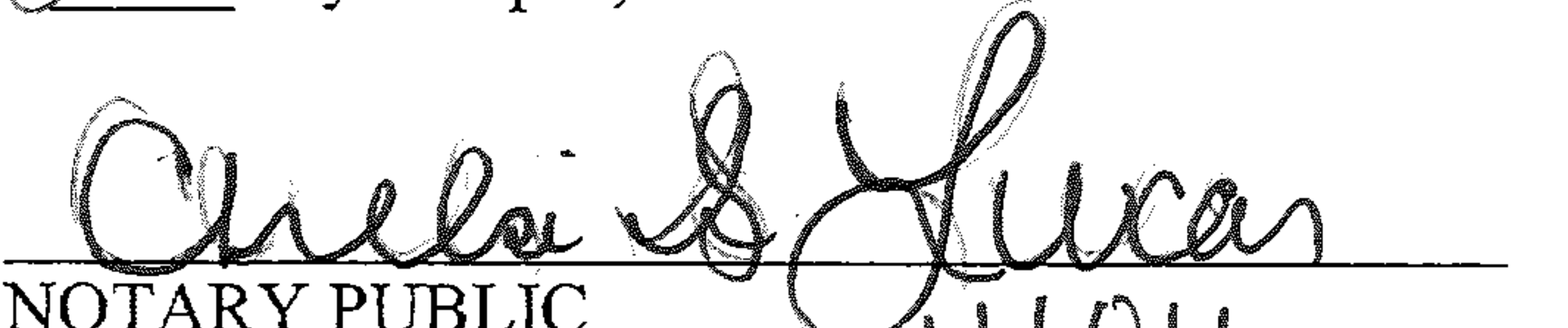
IN WITNESS WHEREOF, the Grantor, **STEPHANIE ADAMS MORRIS**, a single woman, having executed this instrument this the 26th day of April, 2022.

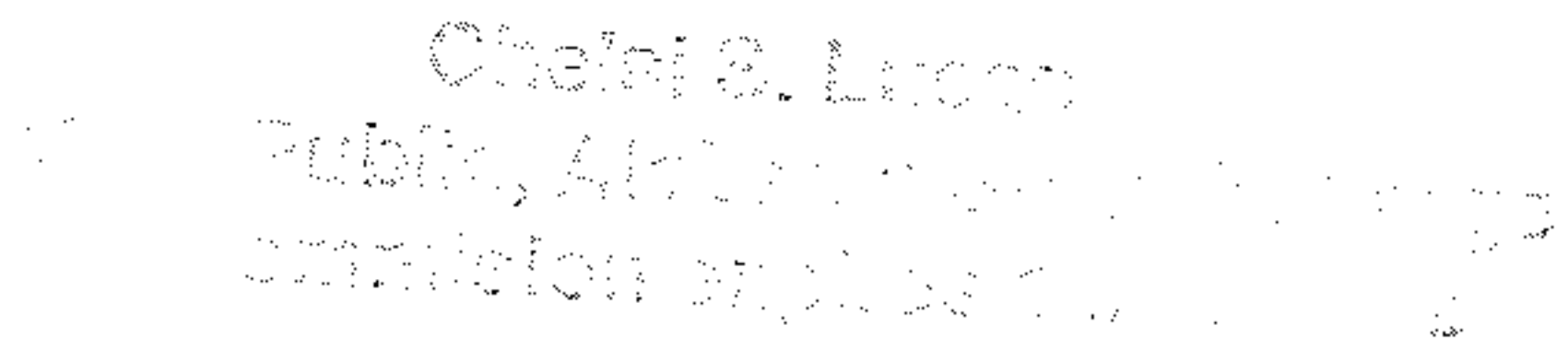

STEPHANIE ADAMS MORRIS

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **STEPHANIE ADAMS MORRIS**, whose name is 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, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26th day of April, 2022.


NOTARY PUBLIC
My Commission Expires: 11/01/2022



Chelsi S. Lucas
Notary Public, Alabama State At Large
My Commision expires 11/01/2022

Grantor’s Address:

Grantee’s Address:

This Document Prepared by:

Wesley H. Blacksher, LLC
917 Western America Circle
Suite 210
Mobile, Alabama 36609
251-432-1010

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Stephanie Adams Morris

Mailing Address 3040 Widgeon Dr
Mobile, AL 36695

Property Address 152 Stonecreek Place
Calera, AL 35040

Grantee's Name Seth McIntyre
Miranda McIntyre

Mailing Address 152 Stonecreek Place
Calera, AL 35040

Date of Sale 26th day of April, 2022

Total Purchase Price \$210,000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2022 08:30:38 AM
 \$32.00 CHERRY
 20220503000179380

Chelsi S. Lucas

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)(Recordation of documentary evidence is not required)

Bill of Sale Appraisal

☒ Sales Contract Other

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 04/26/2022

Chelsi S. Lucas
 (verified by)
 Chelsi S. Lucas
 Notary Public, Alabama State At Large
 My Commission expires 11/01/2022

Print Seth McIntyre, Miranda McIntyre

Sign Seth McIntyre / Miranda McIntyre
 (Grantor/Grantee/owner/agent) circle one