

**SEND TAX NOTICE TO:**  
Stephanie Washington  
2034 Hidden Forest Lane  
Montevallo, AL 35115

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 **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael H. Retzel, a married person, Kathryn C. Retzel, an unmarried person, and Karen R. Lilly, an unmarried person**, whose address is 2008 Princeton Cove, Montevallo, AL 35115, (hereinafter "Grantor", whether one or more), by **Stephanie Washington**, whose address is 2034 Hidden Forest Lane, Montevallo, AL 35115, (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 **Stephanie Washington**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2034 Hidden Forest Lane, Montevallo, AL 35115 to-wit:**

**Lot 106, according to the Survey of Hidden Forest, as recorded in Map Book 35, page 117, in the Probate Office of Shelby County, Alabama.**

**The herein described property does not constitute the homestead of Michael H. Retzel nor that of his spouse.**

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 \$240,000.00 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 4th day of May, 2022.

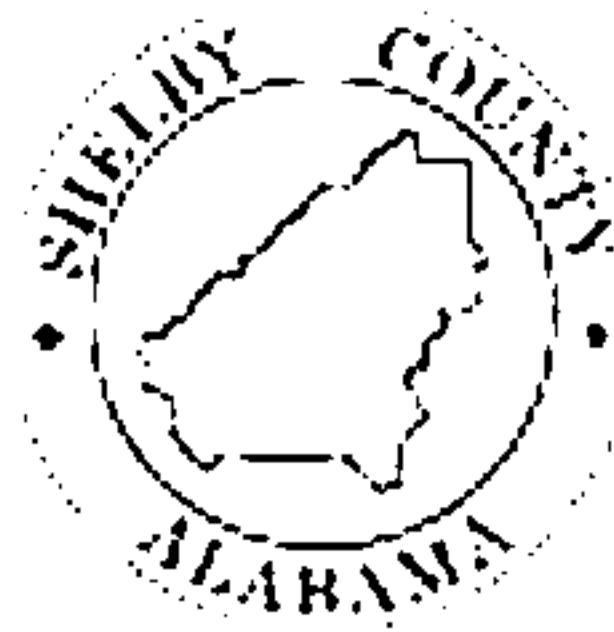
*Michael H. Retzel*  
*By Karen R. Lilly as*  
*his Attorney-in-Fact*

**Michael H. Retzel by Karen R. Lilly, as his Attorney-In-Fact**

*Kathryn C. Retzel*  
**Kathryn C. Retzel**

*Karen R. Lilly*  
**Karen R. Lilly**

STATE OF ALABAMA  
COUNTY OF SHELBY



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2022 11:35:54 AM  
\$27.00 JOANN  
20220505000184730

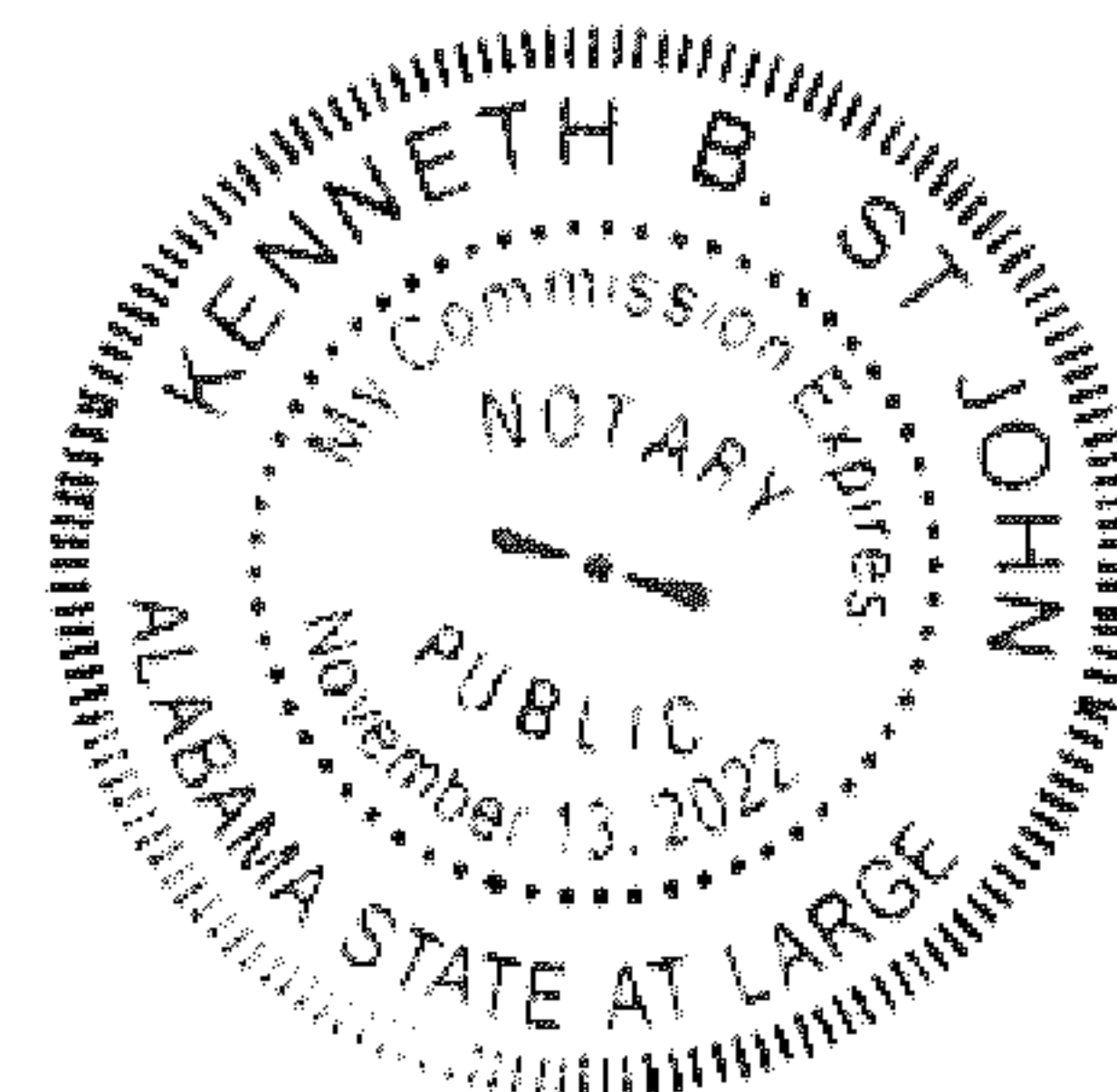
*Allie S. Bayl*

I, the undersigned Notary Public in and for said County and State, hereby certify that Karen R. Lilly, whose name as Attorney-in-Fact for Michael H. Retzel, 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, she, as such Attorney-in-Fact for Michael H. Retzel, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2022.

*Kenneth B. St. John*  
Notary Public: *Kenneth B. St. John*  
My Commission Expires: *11/13/2022*

STATE OF ALABAMA  
COUNTY OF SHELBY



I, the undersigned Notary Public in and for said County and State, hereby certify that Kathryn C. Retzel and Karen R. Lilly, 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 4th day of May, 2022.

*Kenneth B. St. John*  
Notary Public: *Kenneth B. St. John*  
My Commission Expires: *11/13/2022*

