

SEND TAX NOTICE TO:

Christopher A. Glass
721 23rd Avenue
Calera, AL 35040

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 **FORTY FIVE THOUSAND ONE HUNDRED AND 00/100 (\$45,100.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Casey Lee Clark, an unmarried man, and Ann Sheffield FKA Ophelia Ann Bell Clark, a married woman**, whose address is 136 Summerchase Pkwy, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Christopher A. Glass**, whose address is 721 23rd Avenue, Calera, AL 35040 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 141 Hwy 4, Calera, AL 35040 to-wit:**

Lots 1, 2 and 3, Block 48 and Lots 22, 23 and 24, Block 47 and all that part of Selma Avenue lying between said Lots 1 and 2 of Block 48 and Lots 23 and 24 of Block 47, all according to the Map of South Calera, Alabama, as recorded in Map Book 3, Page 40, in the Probate Office of Shelby County, Alabama.

The property being conveyed herein does not constitute the homestead of the Grantor, Ann Sheffield FKA Ophelia Ann Bell Clark, nor that of her spouse.

Ann Sheffield FKA Ophelia Ann Bell Clark and Casey Lee Clark are the surviving grantees of that certain deed recorded in Book 136 Page 804 in the Probate Office of Shelby County, Alabama; the other grantee, Bobby Eugene Clark, having died on the 30th day of July, 1988.

Ophelia Ann Bell Clark aka Ophelia Clark, grantee in those certain deeds recorded in Book 136 Page 804, Inst.# 1992-17073, Inst.# 1992-13699, and Inst.# 1992-17074, in the Probate Office of Shelby County, Alabama, is one and the same person as Ann Sheffield and Ophelia Ann Clark-Sheffield.

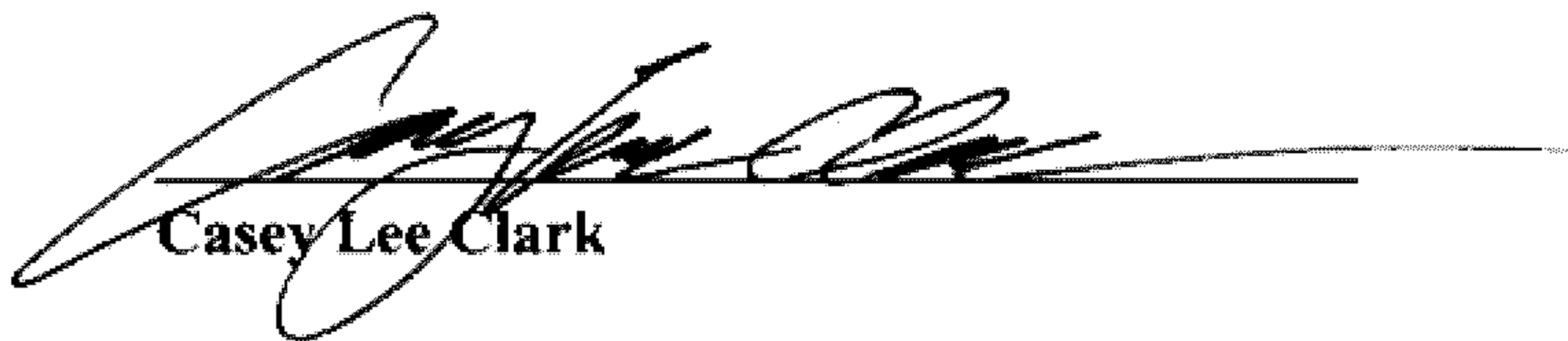
Casey Lee Clark is one and the same person as Casey Clark.

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 \$33,750.00 executed and recorded simultaneously herewith.

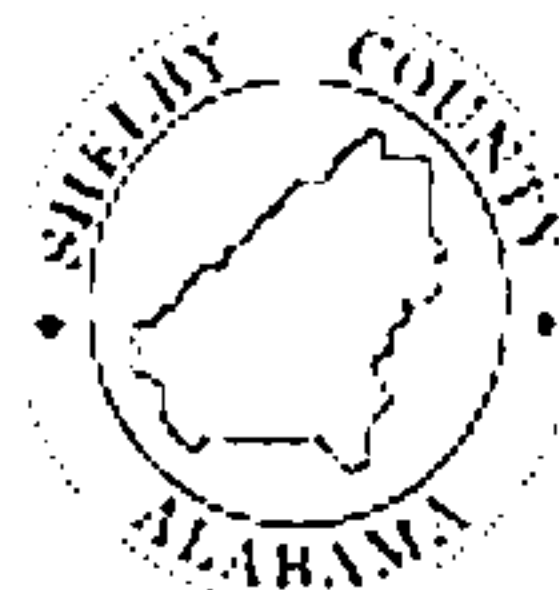
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 24th day of May, 2022.


Casey Lee Clark


Ann Sheffield FKA Ophelia Ann Bell Clark

STATE OF ALABAMA
COUNTY OF SHELBY




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2022 12:34:16 PM
\$39.50 JOANN
20220525000211860

Allen S. Boyd

I, the undersigned Notary Public in and for said County and State, hereby certify that Casey Lee Clark and Ann Sheffield FKA Ophelia Ann Bell Clark 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 24th day of May, 2022.


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

