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05/26/2022 03:18:51 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Gary W. Ashley and Sharon Ashley
1189 Forest Lakes Way
Sterrett, AL 35147

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 SIXTY FIVE THOUSAND AND 00/100 ($265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elma W. Garner**, an unmarried woman, **acting by and through her Attorney-in-Fact, Claude Eugene Eades, Jr.**, whose address is 1005 Wesley Trace, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Gary W. Ashley and Sharon Ashley**, as joint tenants with rights of survivorship, (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 **Gary W. Ashley and Sharon Ashley**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1189 Forest Lakes Way, Sterrett, AL 35147 to-wit:**

Lot 305, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Pages 25 A, B and C, 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of $260,200.00 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, **Elma W. Garner, acting by and through her Attorney-in-Fact, Claude Eugene Eades, Jr.,,** who has authorized to execute this conveyance, has caused this conveyance to be executed on this the 20th day of May, 2022.

By Claude Eugene Eades Jr as Attorney-in-fact

Elma W Garner

Elma W. Garner
By: Claude Eugene Eades, Jr., as Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Claude Eugene Eades, Jr., as Attorney-in-Fact for Elma W. Garner**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2022.

Notary Public
My Commission Expires: 1/29/25

STATE OF ALABAMA NOTARY PUBLIC
JORDAN SMITH
My Commission Expires
January 29, 2025

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/26/2022 03:18:51 PM
$30.00 JOANN
20220526000214530

Alice S. Boyd