

20220601000219390
06/01/2022 08:41:07 AM
DEEDS 1/2

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Montgomery Property Solutions, LLC
2614 Benner Ave.
Tuskegee, AL 36088

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ten and NO/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Joseph Keith Mosley, a married man**, of 2168 Woods Trace, Hoover, AL 35244, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Montgomery Property Solutions, LLC, an Alabama limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lots 140 and 140-A, according to the Survey of Builders Group Addition to The Glen at Stonehaven Phase Two, as recorded in Map Book 27, Page 146, in the Probate Office of Shelby County, Alabama.

Property Address: 405 Walker Way, Pelham, AL 35124

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

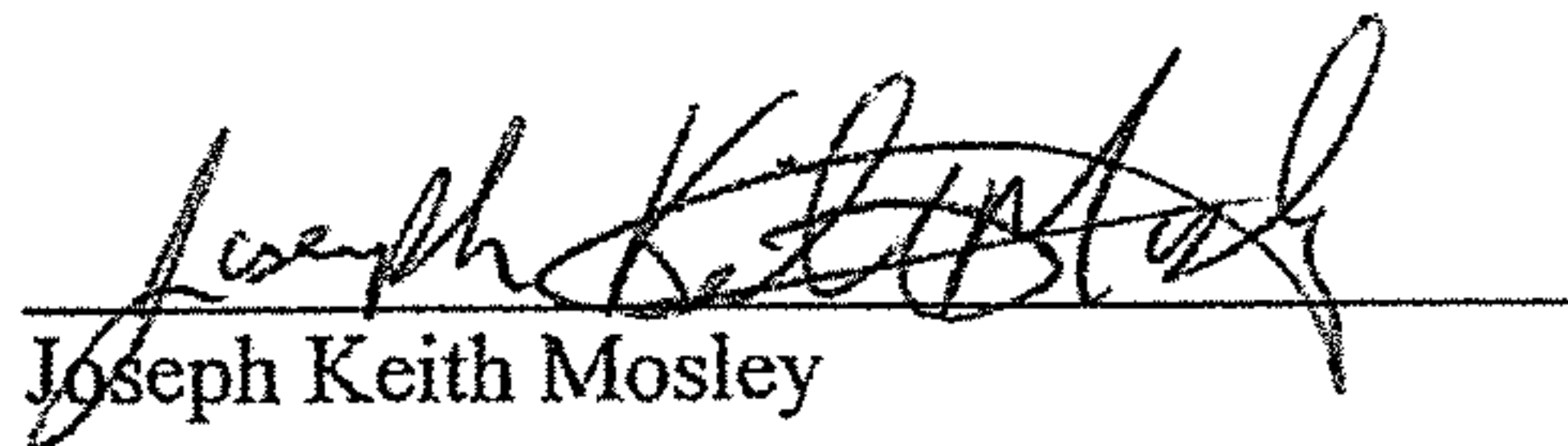
Tax Assessed Value for Recording Purposes: \$197,500.00

The property described herein is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 28 day of May, 2022.


Joseph Keith Mosley

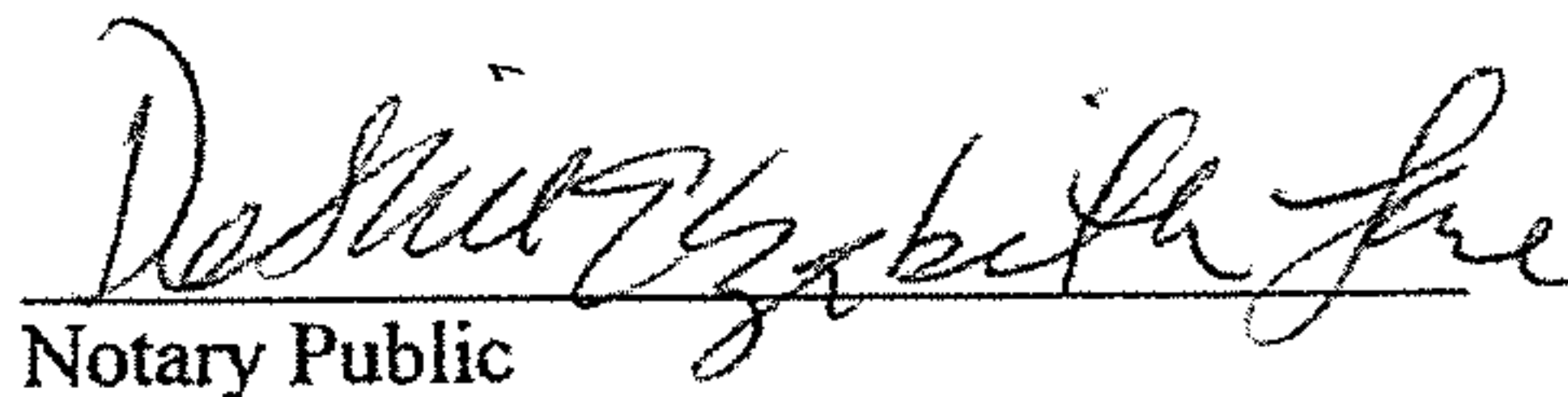
STATE OF New Mexico
Edley COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph Keith Mosley, a married man**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he executed the same voluntarily.

Given under my hand and official seal, this 28 day of May, 2022.

My Commission Expires: 11-19-2024


Notary Public

DESIREE ELIZABETH LANE
Notary Public - State of New Mexico
Commission # 1132062
My Comm. Expires Nov 19, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 08:41:07 AM
\$222.50 PAYGE
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