

SEND TAX NOTICE TO:

Charles Maynard and Mary E. Maynard
2004 Trammell Chase Drive
Birmingham, AL 35244

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 **ONE MILLION FOUR HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED AND 00/100 (\$1,455,200.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Teresa L. Shepherd and J. David Shepherd, wife and husband**, whose address is 874 Southbend Lane Vestavia Hills AL. 35216 (hereinafter "Grantor", whether one or more), by **Charles Maynard and Mary E. Maynard**, whose address is 2004 Trammell Chase Drive, Birmingham, AL 35244, (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 **Charles Maynard and Mary E. Maynard, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2004 Trammell Chase Drive, Birmingham, AL 35244 to-wit:**

Lot 1, according to the Tram Norris Survey, as recorded in Map Book 23, Page 104, 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 \$1,164,160.00 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 31st day of May, 2022.



Teresa L. Shepherd

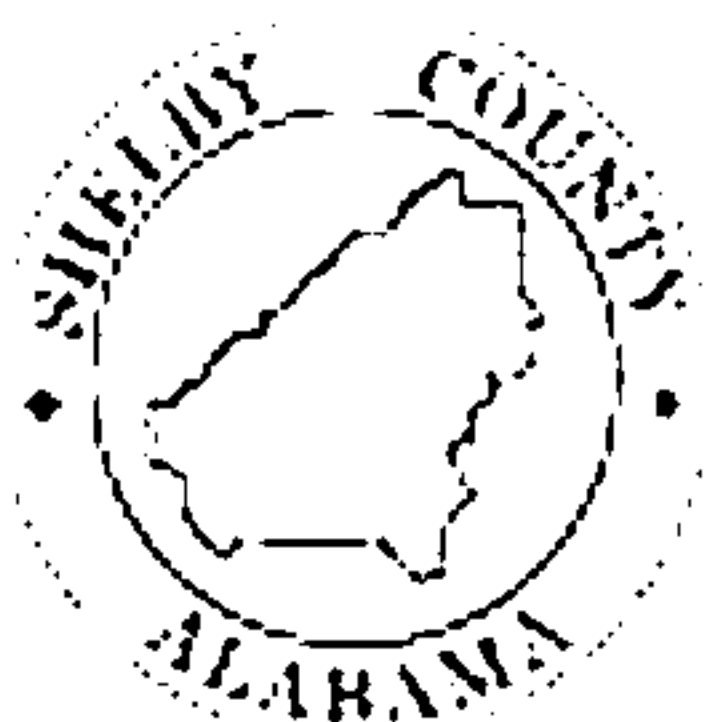
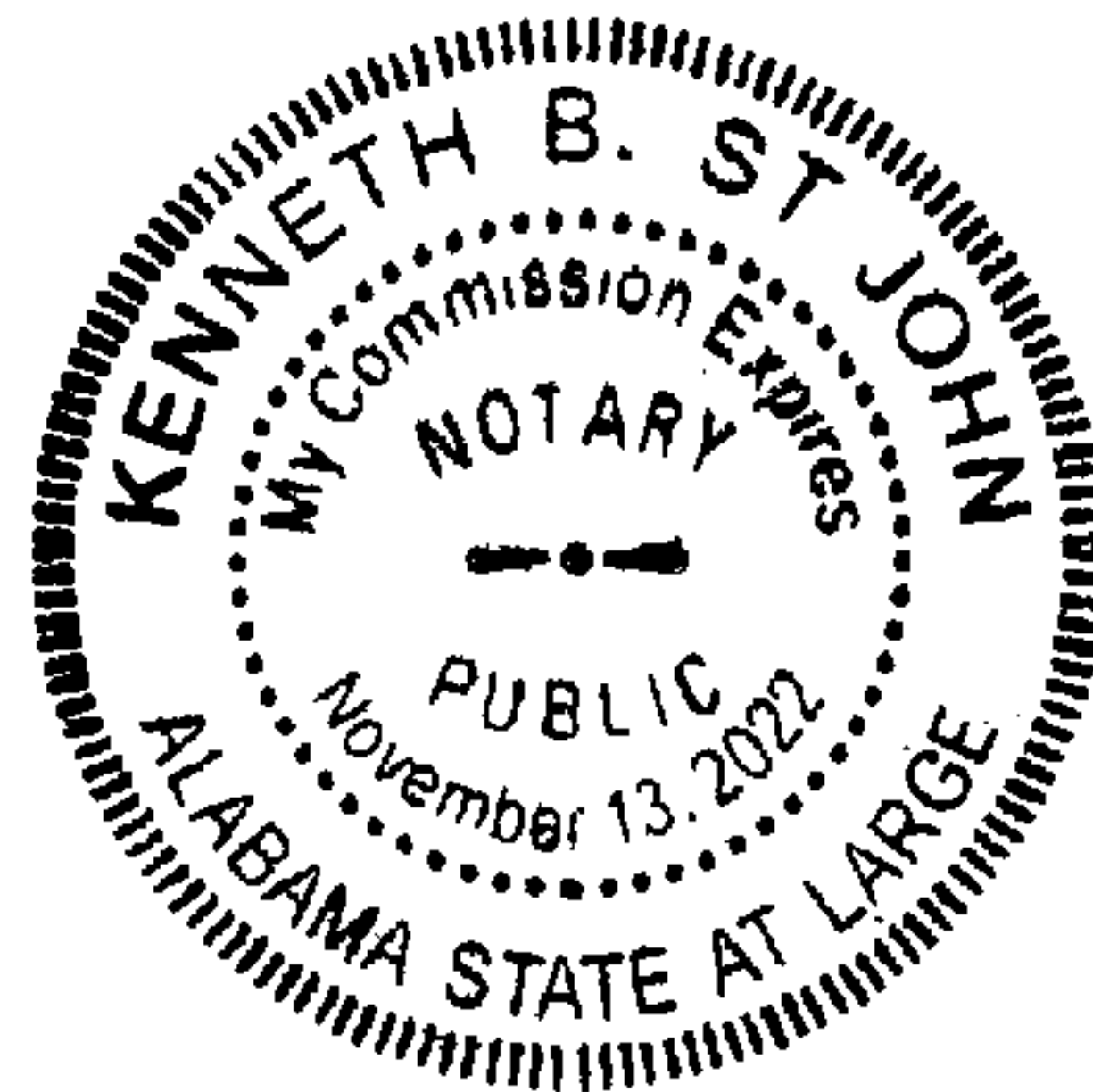

J. David Shepherd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Teresa L. Shepherd and J. David Shepherd 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 31st day of May, 2022.


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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 01:04:42 PM
\$316.50 JOANN
20220601000220150

