

SEND TAX NOTICE TO:

Albert E. Dudley, Jr. and Katherine Ann Dudley
216 Fairview Circle
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 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, **Elizabeth R. Gilliland, an unmarried woman**, whose address is 157 Shelby Farms Drive, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Albert E. Dudley, Jr. and Katherine Ann Dudley**, whose address is 216 Fairview Circle 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 **Albert E. Dudley, Jr. and Katherine Ann Dudley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 216 Fairview Circle, Montevallo, AL 35115 to-wit:**

Lot 25, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

Elizabeth R. Gilliland is the surviving grantee of that certain deed recorded in Instrument #20020611000275560 with the Judge of Probate Shelby County, Alabama; the other grantee Robert A. Gilliland having died on or about September 13th 2016.

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 \$255,290.00 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 27th day of May, 2022.

Elizabeth R. Gilliland
Elizabeth R. Gilliland

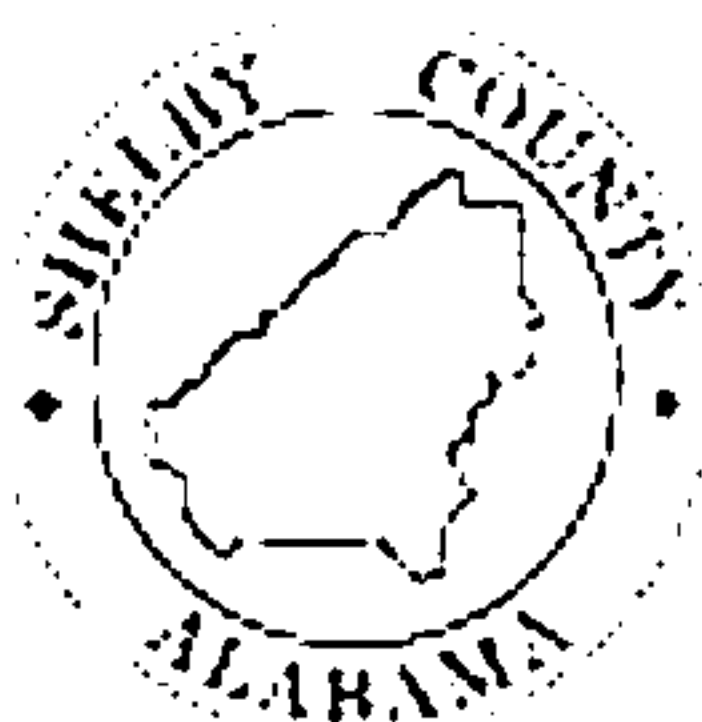
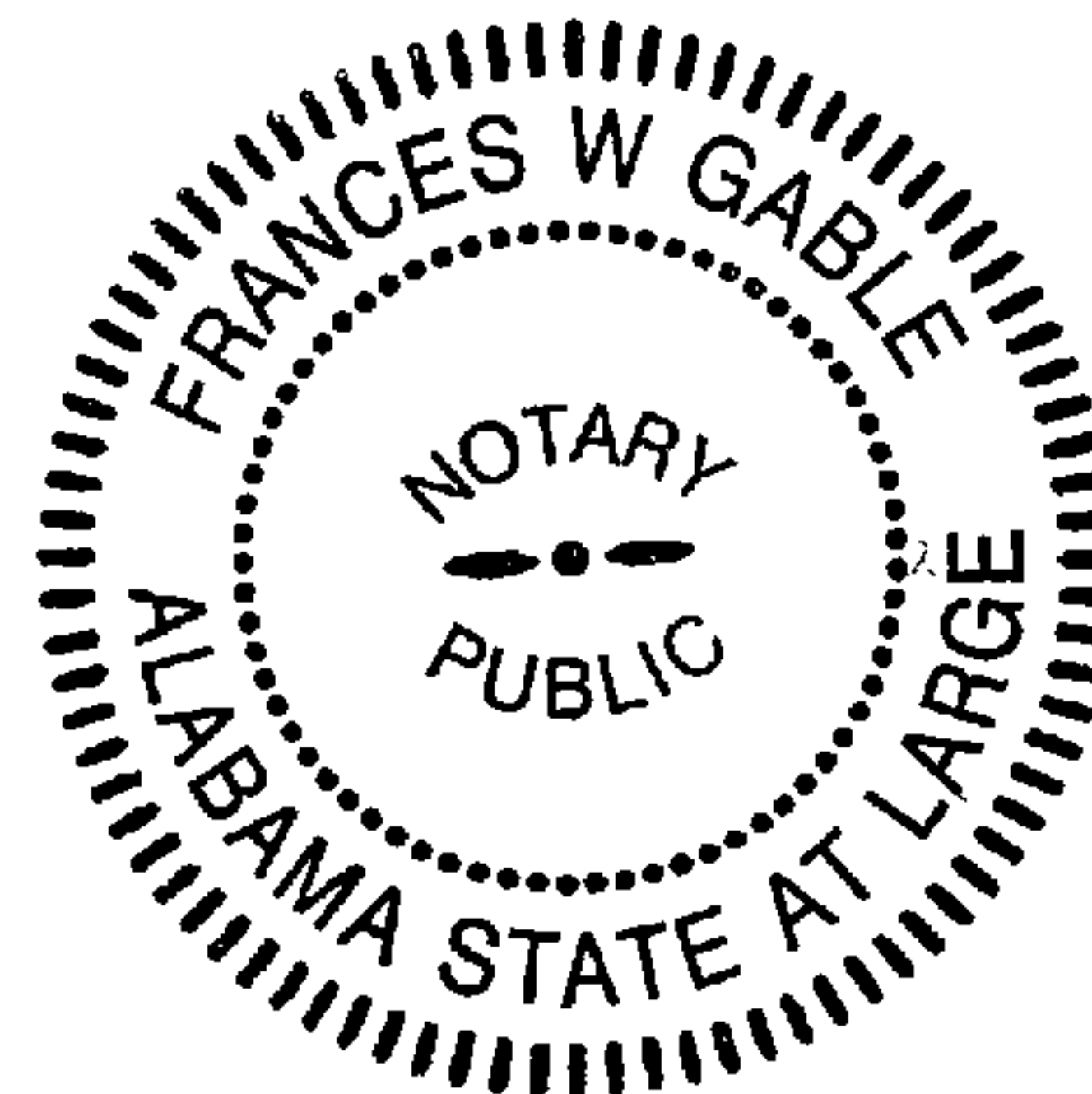
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Elizabeth R. Gilliland whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2022.

Frances W. Gable
Notary Public

My Commission Expires: April 29, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 02:45:23 PM
\$35.00 JOANN
20220601000220750

Allen S. Bayl