

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Colbert Sidney Wooten
Raychel Martin Wooten
156 Grove Hill Dr
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Four Thousand Nine Hundred Dollars and No Cents (\$84,900.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Shelly Nulph, a married person, whose mailing address is:

3116 Meriweather Drive, Pike Road, AL 36064

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Colbert Sidney Wooten and Raychel Martin Wooten, whose mailing address is:

156 Grove Hill Dr, Alabaster, AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 329 Logos Trace, Alabaster, AL 35007 to-wit:

Lot 39, according to the Map of Maple Ridge subdivision, as recorded in Map Book 37, Page 87, in the Probate office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous hereto.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

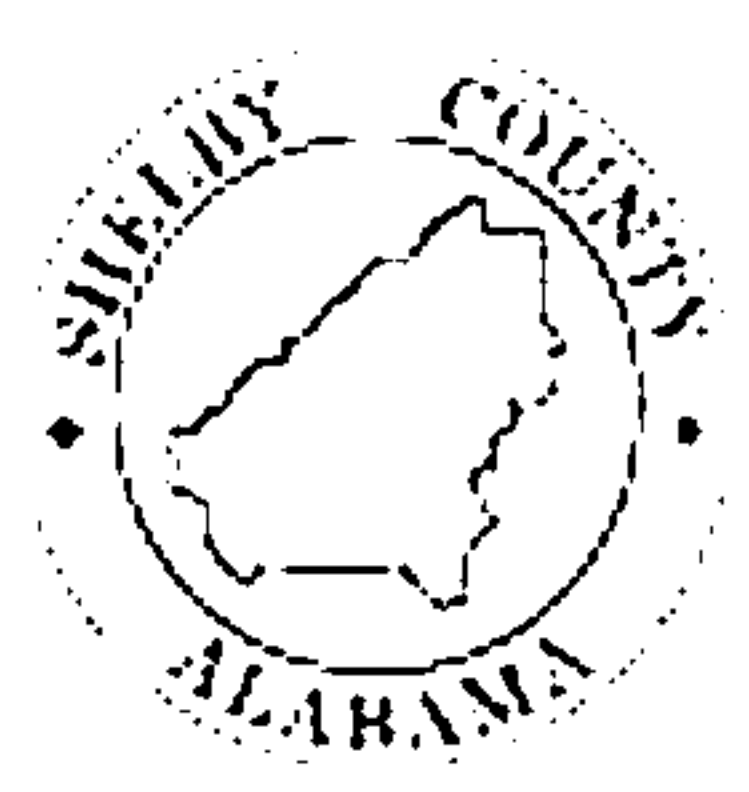
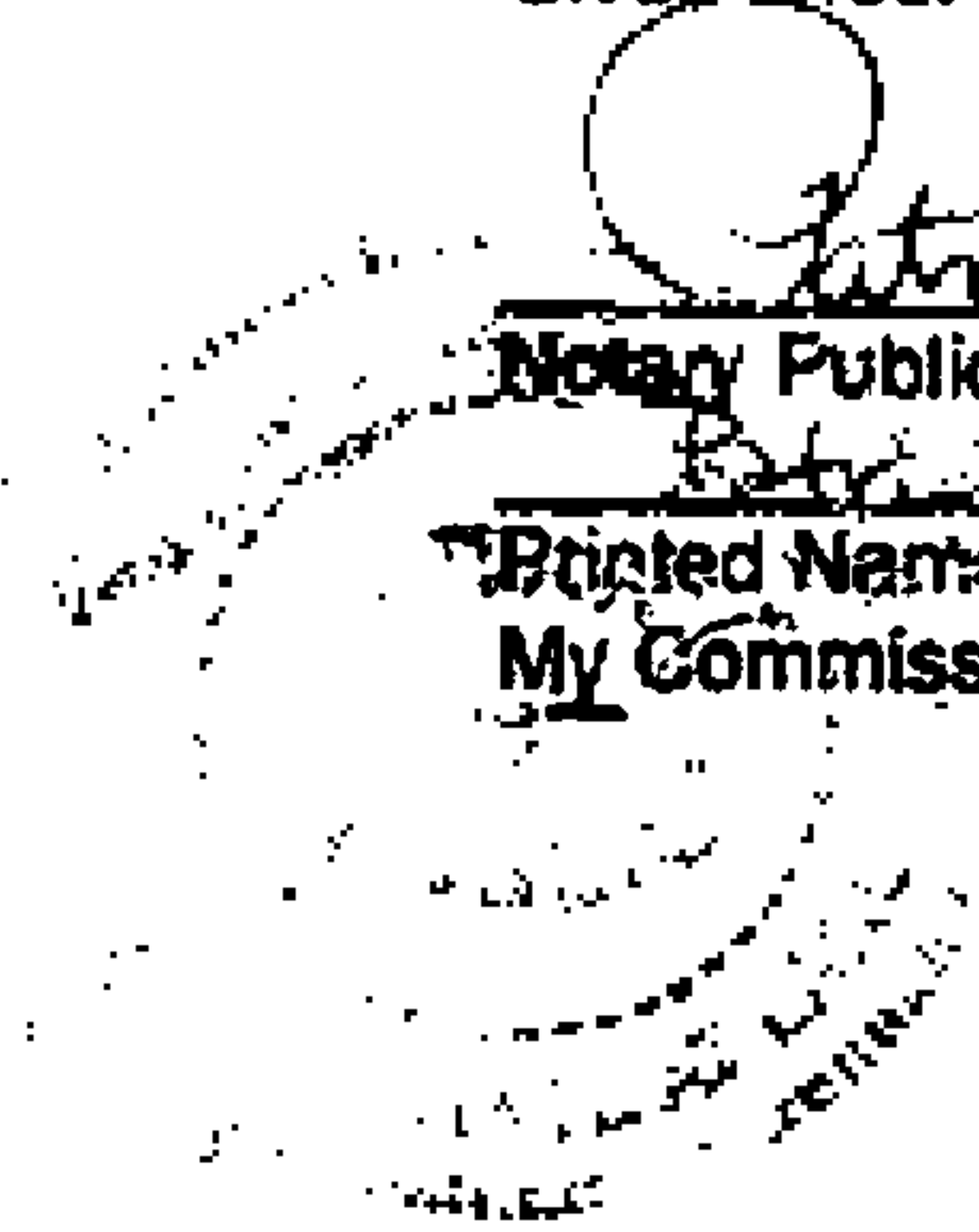
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 27th day of May, 2022.

Shelly Nulph
Shelly Nulph

State of Alabama
County of Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelly Nulph, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 27th day of May, 2022.

Patricia M. Callahan
Notary Public, State of Alabama
Patricia M. Callahan
Printed Name of Notary
My Commission Expires: 12/28/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2022 10:46:13 AM
\$110.00 JOANN
20220603000223540

Allie S. Bayl