

SEND TAX NOTICE TO:

Carol Lynn Latham
1508 Bridgewater Lane
Hoover, AL 35244
HOV-22-4945

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 **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Posey and Jessica Arevalo, a married couple, whose address is 209 Henley Way, Helena, AL 35080**, (hereinafter "Grantor", whether one or more), by **Carol Lynn Latham**, (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 **Carol Lynn Latham, an unmarried person**, the following described real estate situated in Shelby County, Alabama, the address of which is **1508 Bridgewater Lane, Hoover, AL 35244 to-wit:**

Lot 51A, according to the Final Record Plat of a resurvey of Lots 44 thru 51 Bridgewater Park, as recorded in Map Book 37, Page 9, 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.

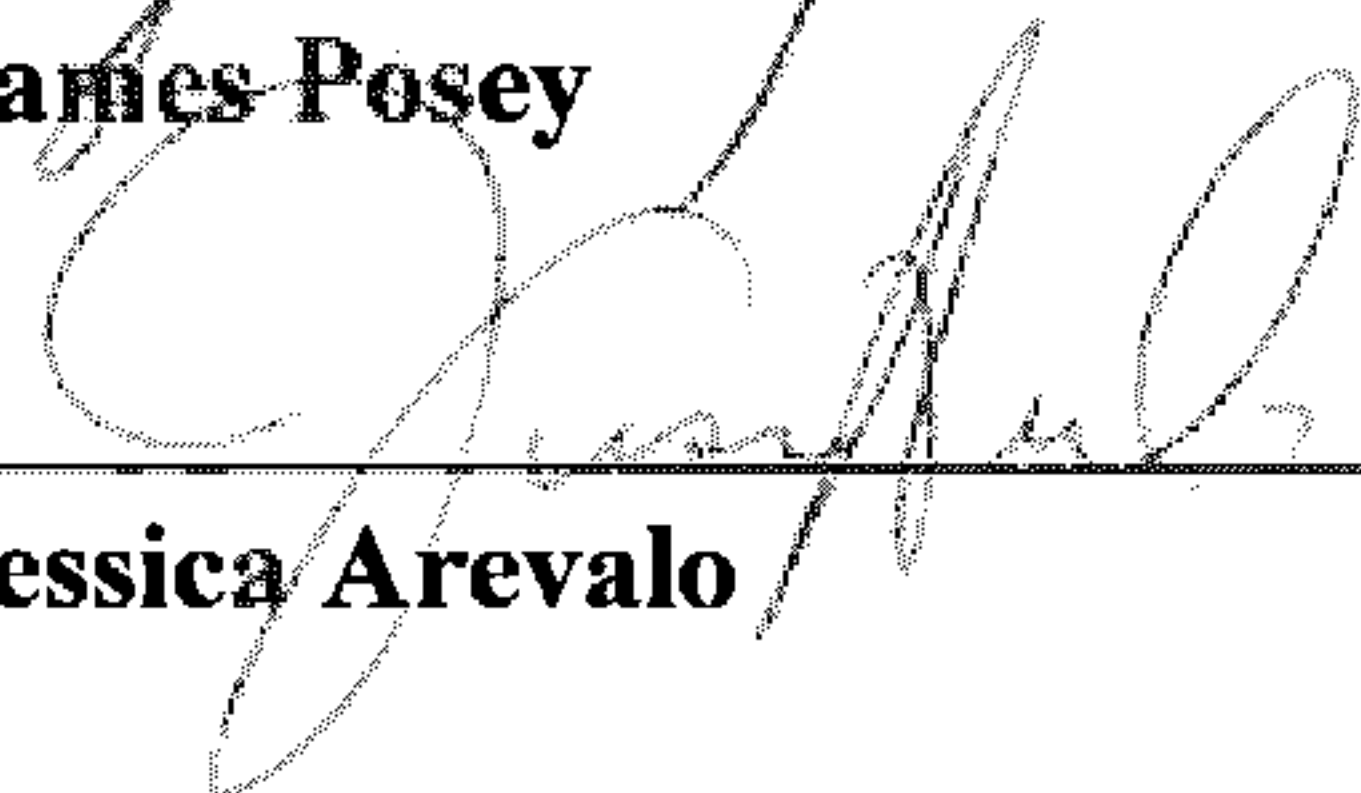
Subject to a third-party mortgage in the amount of \$441,750.00 executed and recorded simultaneously herewith.

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 24th day of June, 2022.



James Posey



Jessica Arevalo

STATE OF ALABAMA
COUNTY OF JEFFERSON

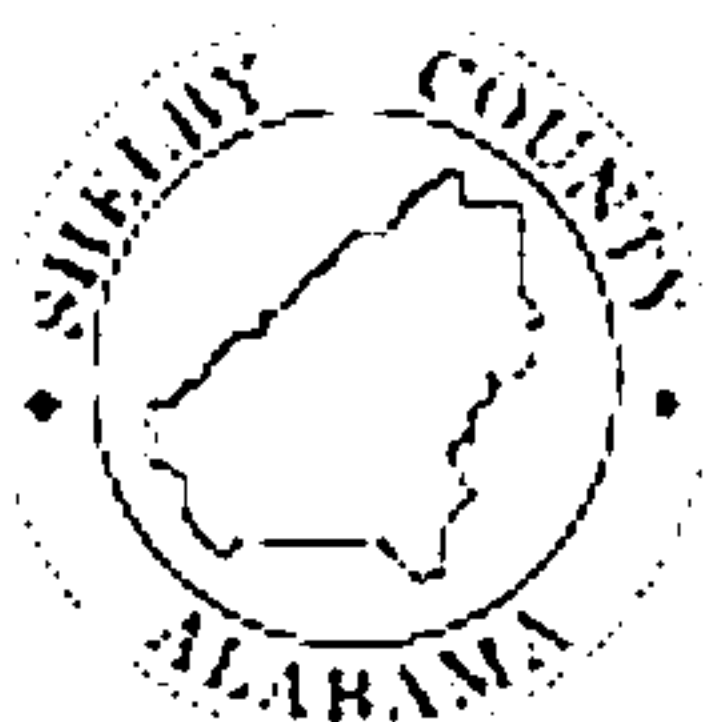
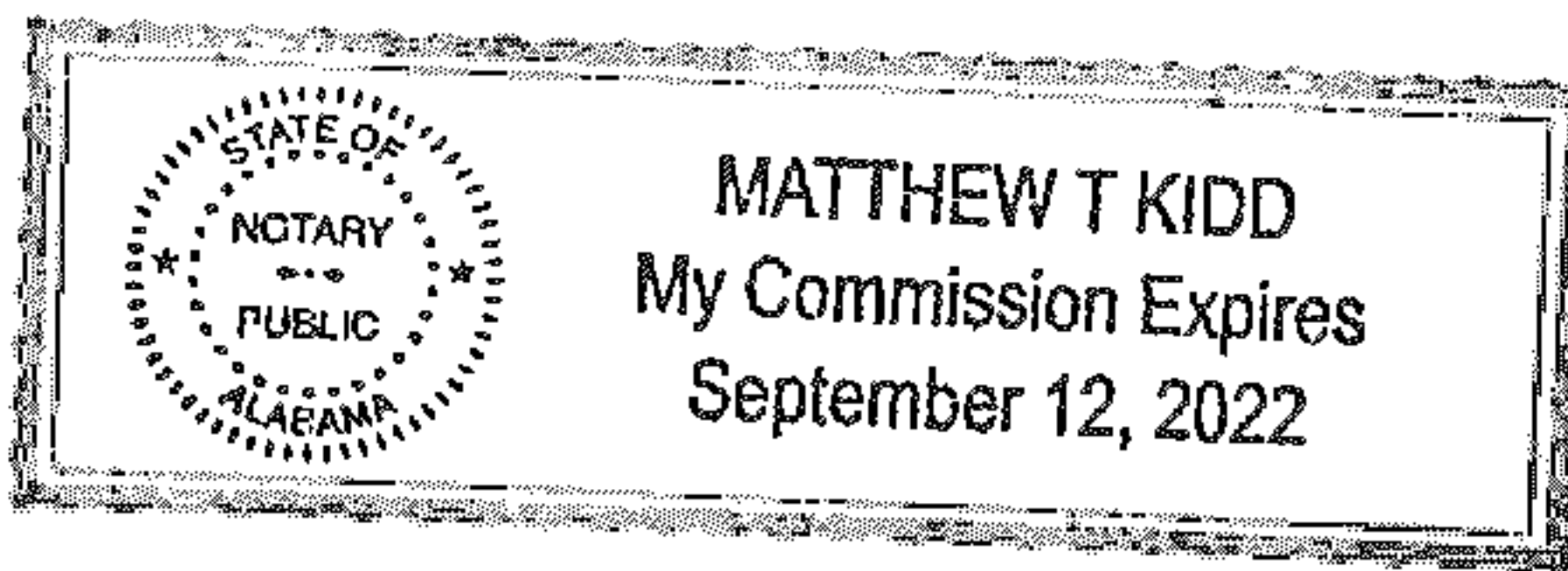
I, the undersigned Notary Public in and for said County and State, hereby certify that James Posey and Jessica Arevalo whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2022.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 10:35:32 AM
\$48.50 JOANN
20220629000259130

Allie S. Bayl