

SEND TAX NOTICE TO:

Michael Adams and Lisa Adams

305 Highway 442
Sterrett, AL 35147

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 THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Diane T. Champion**, a unmarried woman, whose address is 266 Narrows Point Lane, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Michael Adams and Lisa Adams**, as joint tenants with rights of survivorship, (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 **Michael Adams and Lisa Adams**, the following described real estate situated in Shelby County, Alabama, **the address of which is 305 Highway 442, Sterrett, AL 35147 to-wit:**

A parcel of land in the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of the SE 1/4 of the NE 1/4 of said Section 29, thence run east along the South 1/4-1/4 line a distance of 825.46 feet, thence run North a distance 533.79 feet to an Iron Pin on the North side of Heading Mill Road (Shelby County Highway #444) and the Point of Beginning; thence run South 73 degrees 40" East along said road a distance of 210.0 feet, thence run north 40 degrees 40' East a distance of 210.0 feet, thence run North 73 degrees 40' West a distance of 210.0 feet, thence run South 40 degrees 40' West a distance of 210.0 feet to the Point of Beginning,

****This property is not the homestead of the Grantor or Grantor's Spouse.**

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 \$200,000.00 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.

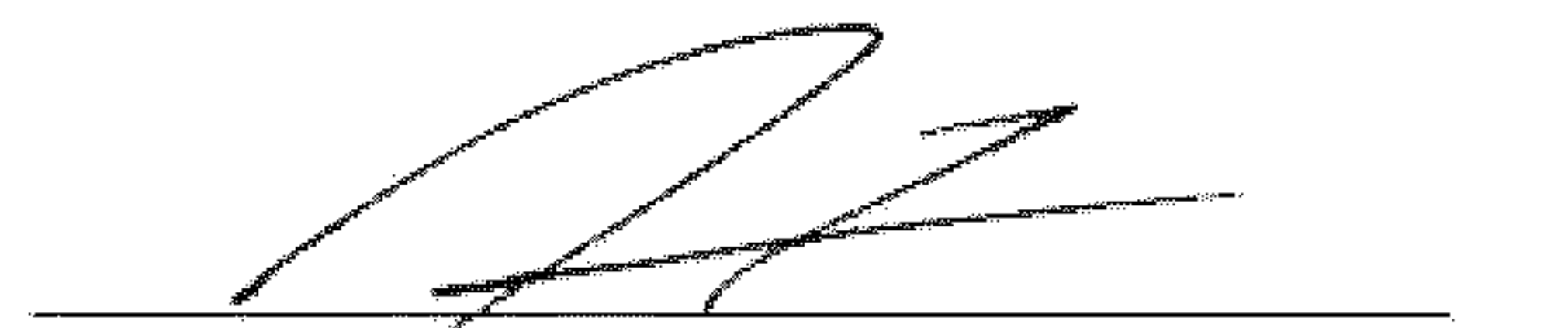
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of June, 2022.

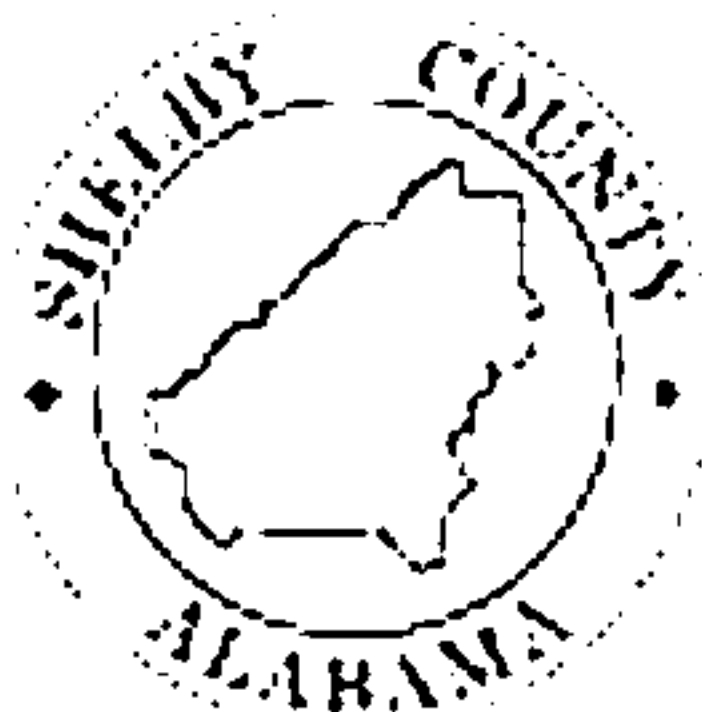

Diane T. Champion

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Diane T. Champion 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 29th day of June, 2022.


Notary Public
My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 02:43:07 PM
\$26.00 BRITTANI
20220705000265970

