

20220722000288250
07/22/2022 12:22:36 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Joseph Chadman Ponter and Ashley Grace Ponter
275 Crestview 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 FIVE THOUSAND AND 00/100 (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cynthia Belyeu and James Belyeu, wife and husband**, whose address is 2615 County Road 113, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Joseph Chadman Ponter and Ashley Grace Ponter**, whose address is 275 Crestview 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 **Joseph Chadman Ponter and Ashley Grace Ponter, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 275 Crestview Circle, Montevallo, AL 35115 to-wit:**

Lot 22, in Block 5, according to "Arden Subdivision" of the Town of Montevallo, Alabama, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 Page 64.

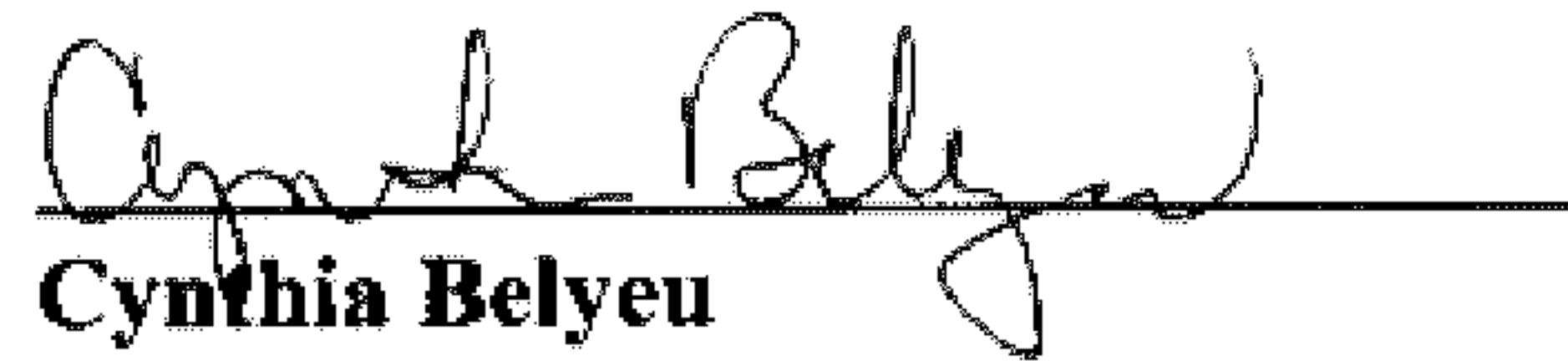
Cynthia B. Belyeu and James W. Belyeu are one and the same persons as Cynthia Belyeu and James Belyeu; grantees in that certain deed recorded in Instrument # 20220628000257460 with the Judge of Probate Shelby County, Alabama.

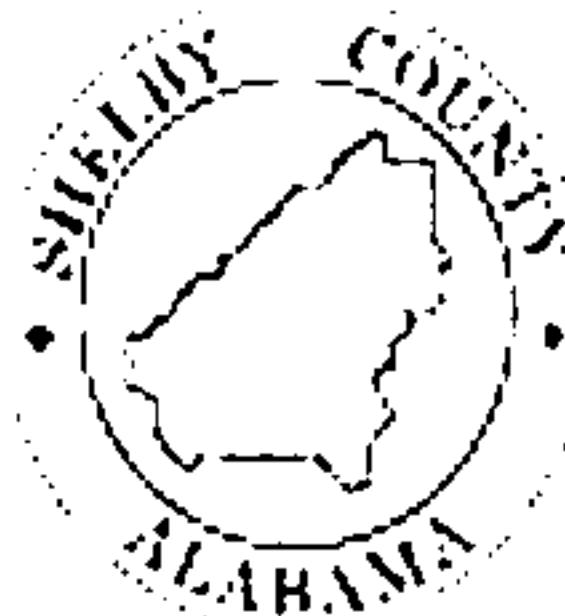
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$131,000.00 executed and recorded simultaneously herewith.

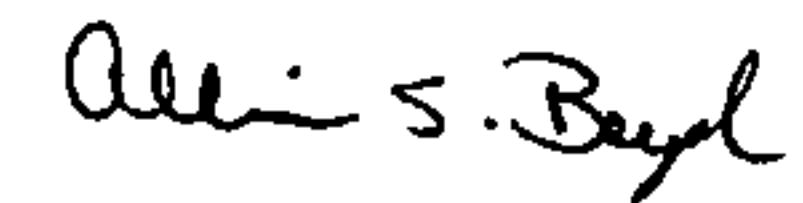
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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.

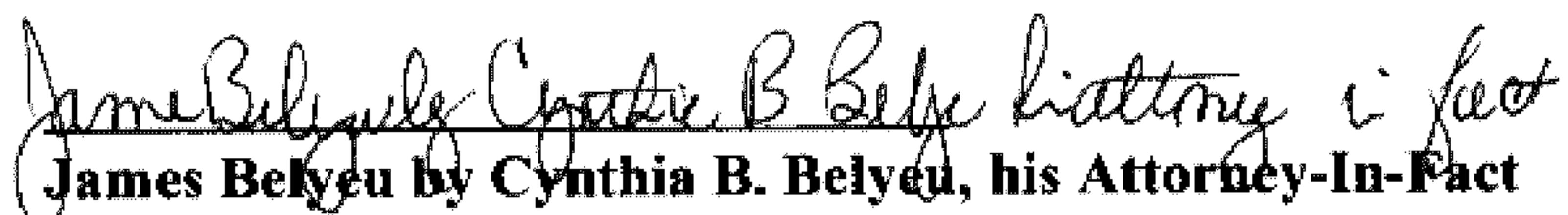
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of July, 2022.


Cynthia Belyeu



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2022 12:22:36 PM
\$101.00 JOANN
20220722000288250



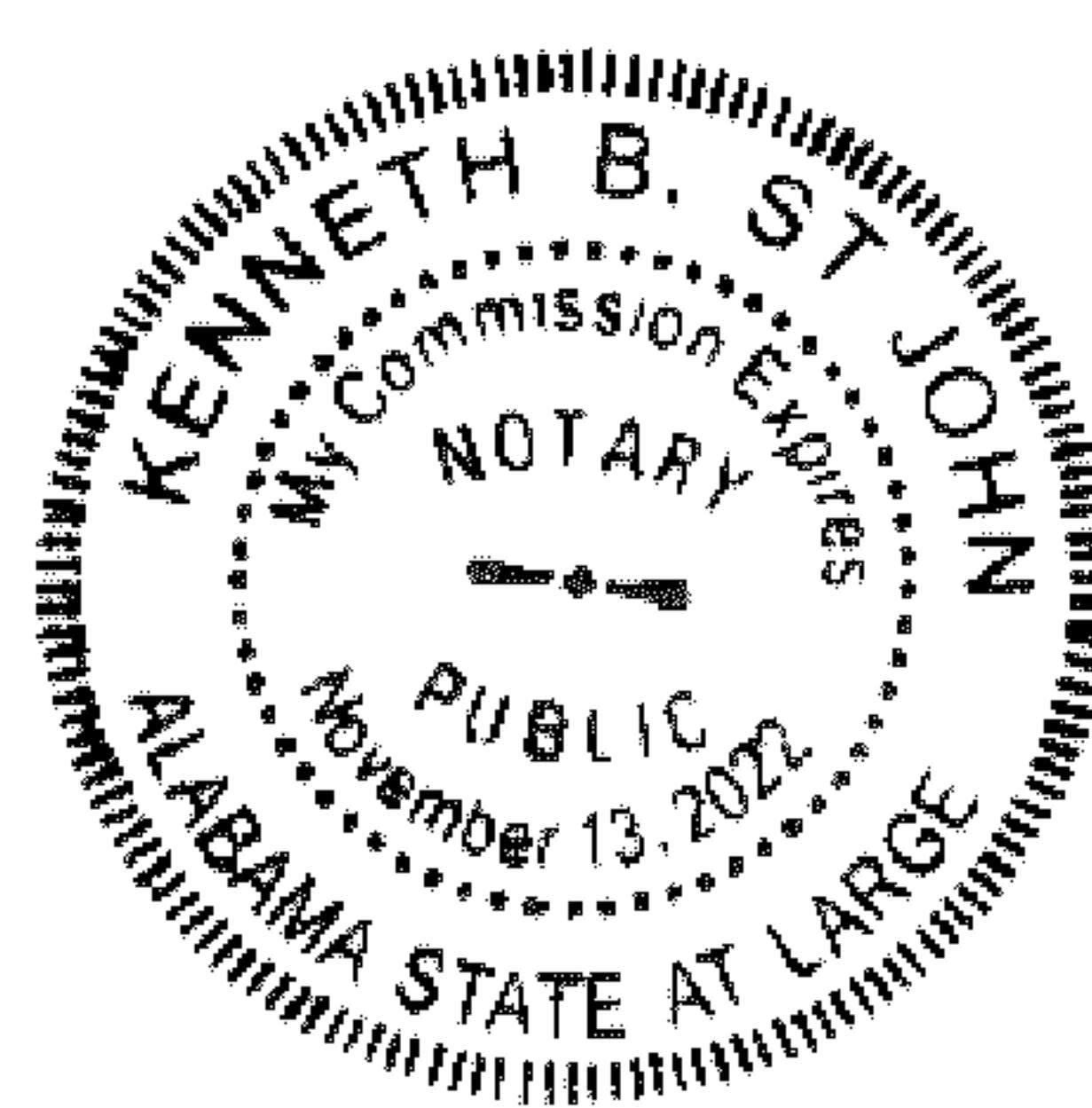

James Belyeu by Cynthia B. Belyeu, his Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cynthia Belyeu 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 22nd day of July, 2022.

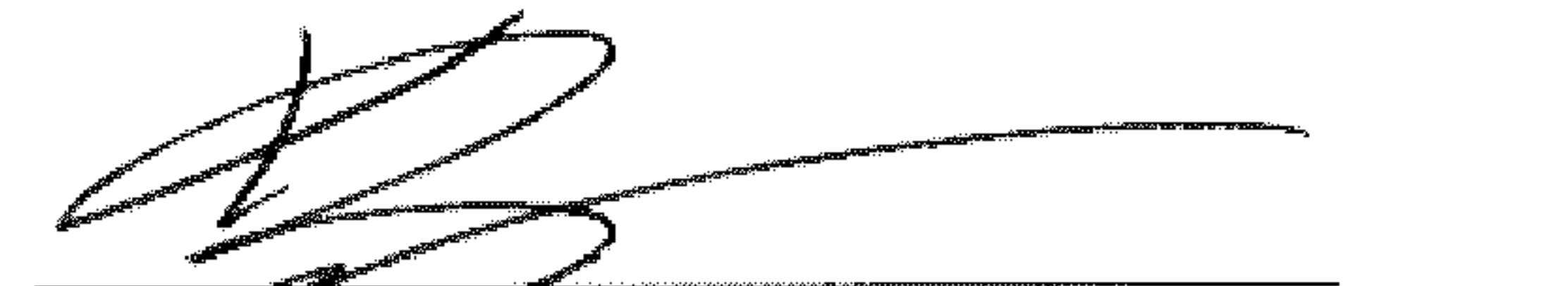

Notary Public: Kenneth B. St. John
My Commission Expires: 11/13/2022



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cynthia B. Belyeu, whose name as attorney in fact for James Belyeu, 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, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for James Belyeu, on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2022.


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

