

THIS INSTRUMENT PREPARED BY:
CAMERON W. ELKINS
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975

20220801000298930
08/01/2022 08:15:16 AM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

320 Vine Street
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of **One Hundred Dollars and 00/100 (\$100.00)** and other valuable considerations to the undersigned GRANTOR, **Linda H. Simone, a widow**, in hand paid by the GRANTEE(S), **Sara Simone Dollins, Rachael Simone, and Daniel Simone** the receipt whereof is acknowledged, I, the said GRANTOR, in fee simple, together with every contingent remainder and right of reversion, reserving a life estate unto myself, **Linda H. Simone** the following described real estate situated in Shelby County, Alabama, to wit:

Lots 7, 8 and 9, in Block 1, according to Latham's Addition to Montevallo, Alabama as recorded in Map Book 3, Page 25 in Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

This property constitutes the homestead of the grantor.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: The Grantor expressly reserve unto herself, Linda H. Simone, a life estate in and to said property, and it is the Grantor's expressed intention to convey to the Grantees only the remainder interest in said property.

NOTE: Sam P. Simone passed from this Earth on April 9, 2021.

**Prior Deed Reference:
Book 2000, Page 06506.**

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

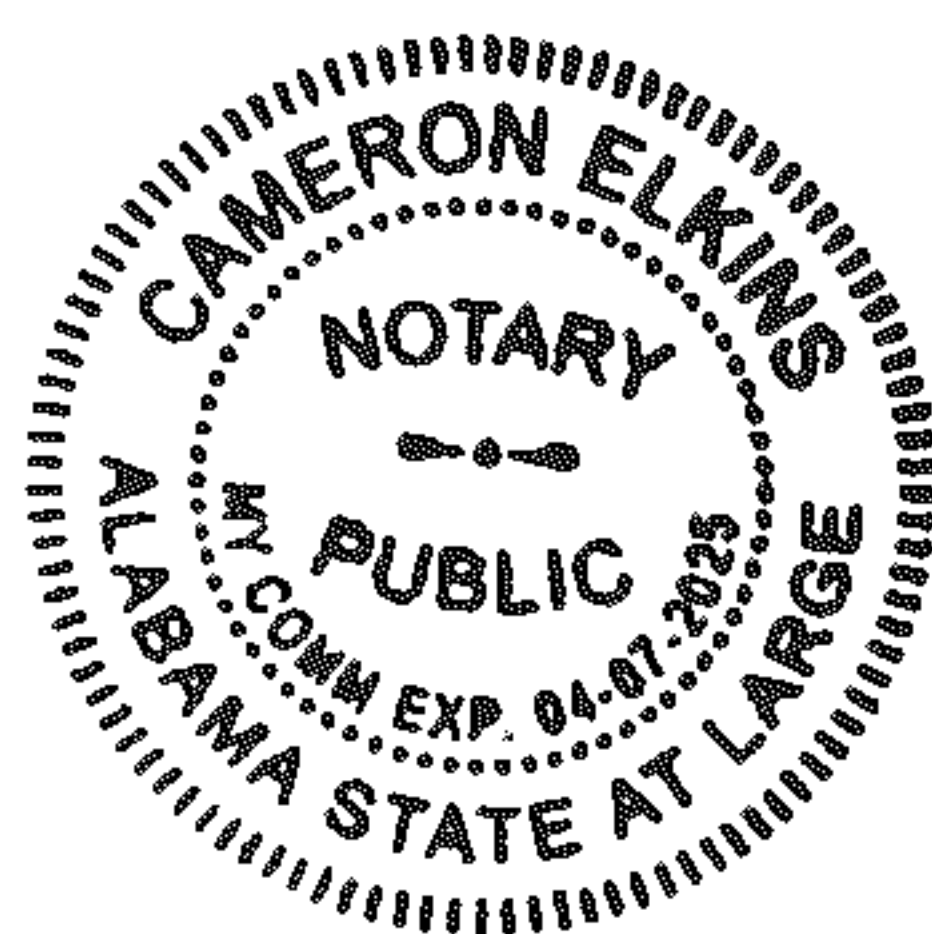
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, on this 28th day of July, 2022.

Linda H. Simone
LINDA H. SIMONE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Linda H. Simone** are signed to the foregoing conveyance, and who are 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 28th day of July, 2022.



Cameron Elkins
NOTARY PUBLIC
My Commission Expires: 04-07-2025

Address of Grantee:

320 Vine Street
Montevallo, AL
35115

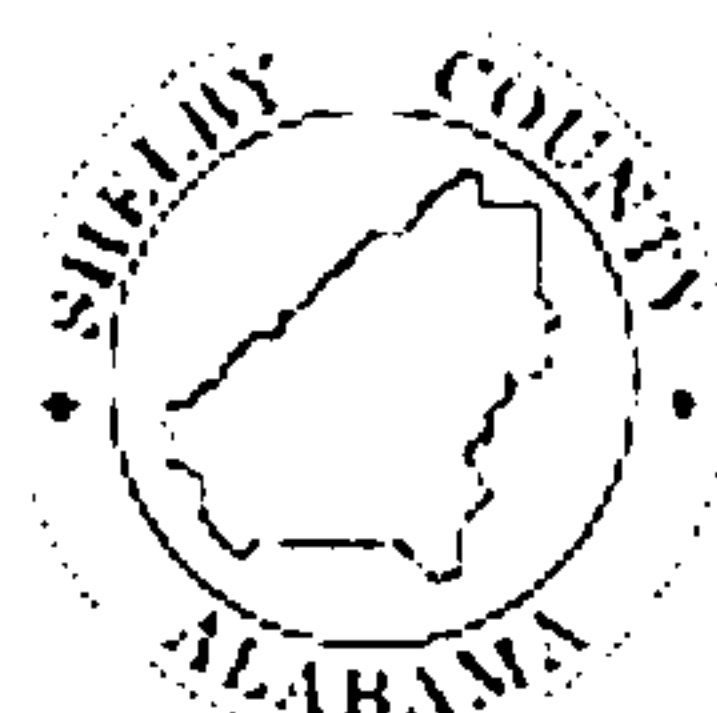
Address of Grantor:

320 Vine Street
Montevallo, AL 35115

Property Address:

320 Vine Street
Montevallo, AL 35115

Tax Appraised Value: \$141,310.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/01/2022 08:15:16 AM
\$168.50 BRITTANI
20220801000298930

Allie S. Bayl