

**SEND TAX NOTICE TO:**  
Marvin N. Wells and Sonya L. Wells  
365 Savannah Circle  
Calera, AL 35040

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 SEVENTY THREE THOUSAND AND 00/100 (\$273,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Marilyn Denise Nettles fka Marilyn D. Hoyett, an unmarried woman**, whose address is 5522 Vandora Drive, Charlotte, NC 28215 (hereinafter "Grantor", whether one or more), by **Marvin N. Wells and Sonya L. Wells**, whose address is 365 Savannah Circle, Calera, AL 35040 (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 **Marvin N. Wells and Sonya L. Wells, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 365 Savannah Circle, Calera, AL 35040 to-wit:**

**Lot 607, according to the Survey of Savannah Pointe Sector VI, as recorded in Map Book 30, Page 41, in the Probate Office of Shelby County, Alabama.**

**Marilyn Denise Nettles is one and the same person as Marilyn D. Hoyett, grantee in that certain deed recorded in Instrument #20160121000021710 with the Judge of Probate 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 \$0.00 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 10th day of August, 2022.

*Marilyn Denise Nettles  
fka Marilyn D. Hoyett*

**Marilyn Denise Nettles  
fka Marilyn D. Hoyett**

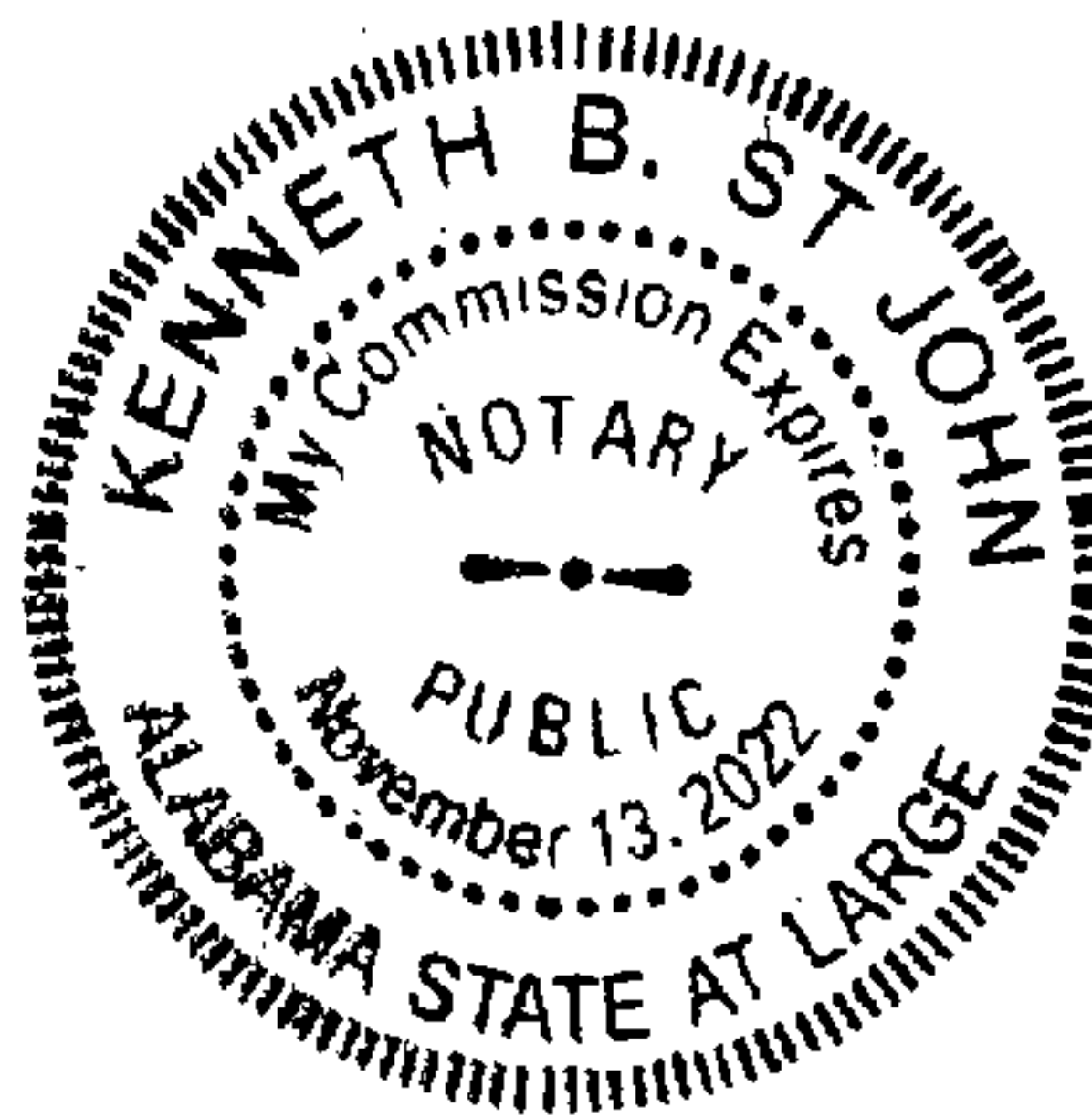
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Marilyn Denise Nettles fka Marilyn D. Hoyett 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 10th day of August, 2022.

*[Signature]*  
\_\_\_\_\_  
Notary Public

Printed Name: Kenneth B. St. John  
My Commission Expires: 11/13/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/10/2022 01:46:07 PM  
\$298.00 JOANN  
20220810000312910

*Allie S. Bayl*