

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Mari Gunnels
William Gunnels
3038 Adams Mill Dr
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Teresa K Parrish and spouse, Mark LeForge
(herein referred to as "Grantors") do grant, bargain, sell and convey unto
Mari Gunnels and William Gunnels
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 32, according to the Survey of Adams Ridge Subdivision Second Addition as recorded in Map Book 49, Page 100, in the Probate Office of Shelby County, Alabama.

\$330,687.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 2nd day of September, 2022.

Teresa K Parrish
Teresa K Parrish

Mark LeForge by Teresa K Parrish, his attorney in fact
Mark LeForge by Teresa K Parrish, his attorney in fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Teresa K Parrish**, individually and as **Attorney in Fact** for **Mark LeForge** whose names 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, **Teresa K Parrish** executed the same voluntarily, individually, and acting within the scope and power of said power of attorney, in his/her capacity as Attorney in Fact for **Mark LeForge** on the day the same bears date.

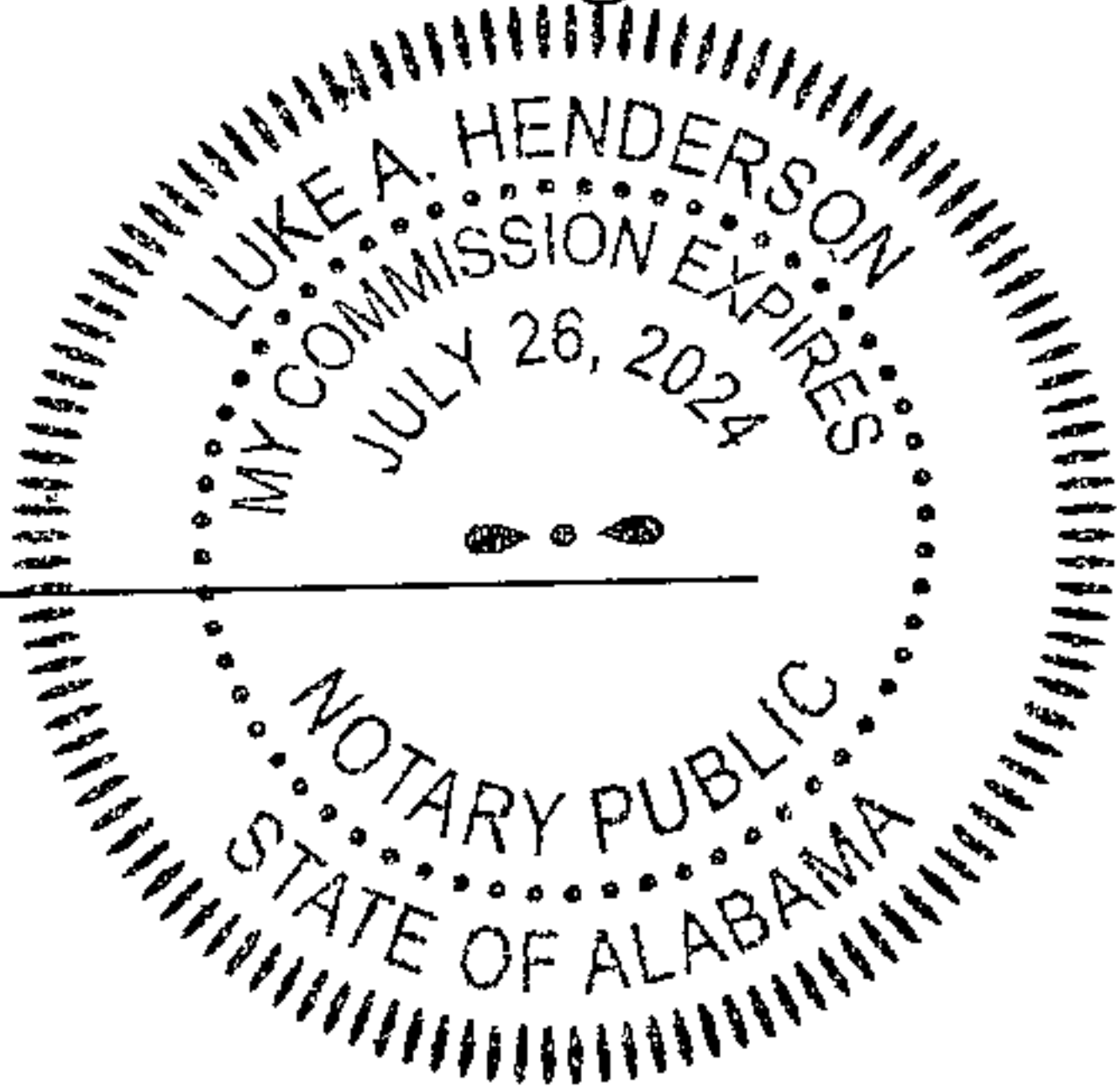
Given under my hand and seal this September 2, 2022.

My Commission Expires:

L. Henderson
Notary Public

Grantor's Address: P.O. Box Cusseta, GA 31805

Property Address: 3038 Adams Mill Dr Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/06/2022 12:55:36 PM
\$116.50-BRITTANI
20220906000346270

Alvin S. Byrd