

20220913000355000
09/13/2022 09:49:57 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Micah Christian Baker and Kailey Lauren Cornelius
4522 Highway 47
Shelby, AL 35143

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 **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Annie Matheus, a married woman, and Nicholas James Peterson, a married man**, whose address is 9555 West Ringle Creek Street, Star, ID 83669 (hereinafter "Grantor", whether one or more), by **Micah Christian Baker and Kailey Lauren Cornelius**, whose address is 4522 Highway 47 Shelby, AL 35143 (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, **Micah Christian Baker and Kailey Lauren Cornelius, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4522 Highway 47, Shelby, AL 35143 to-wit:**

The South One-Half of Lots 14, 15, and 16, of Block 97, according to Safford's Map of Town of Shelby Alabama, prepared in the year 1890, and recorded in the Probate Office of Shelby County, Alabama.

Subject property conveyed herein is not the homestead of the Grantor, Annie Matheus, nor the homestead of her respective spouse. Subject property conveyed herein is not the homestead of the Grantor, Nicholas James Peterson, nor the homestead of his respective 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 \$98,188.00 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 8 day of September, 2022.



Annie Matheus



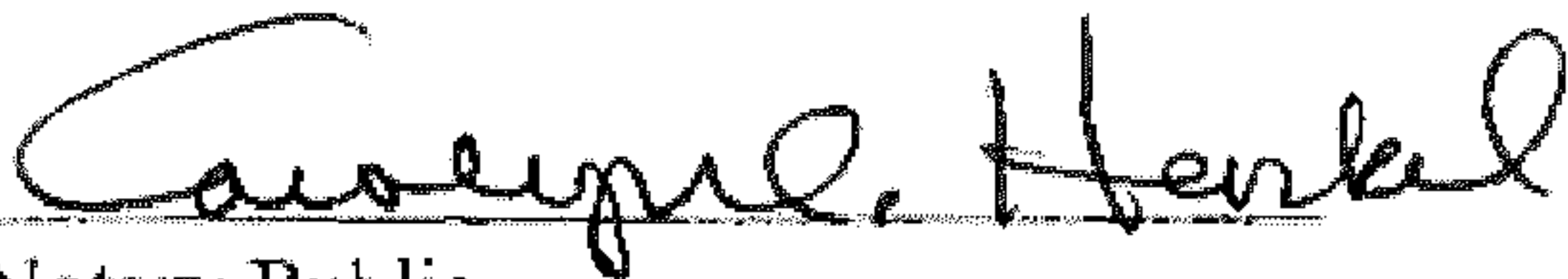
Nicholas James Peterson

STATE OF IDAHO

COUNTY OF ADA

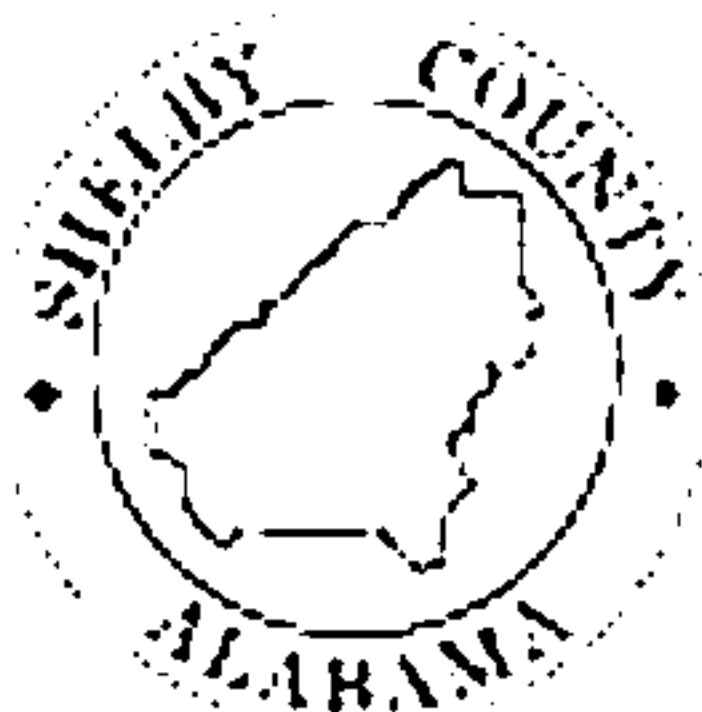
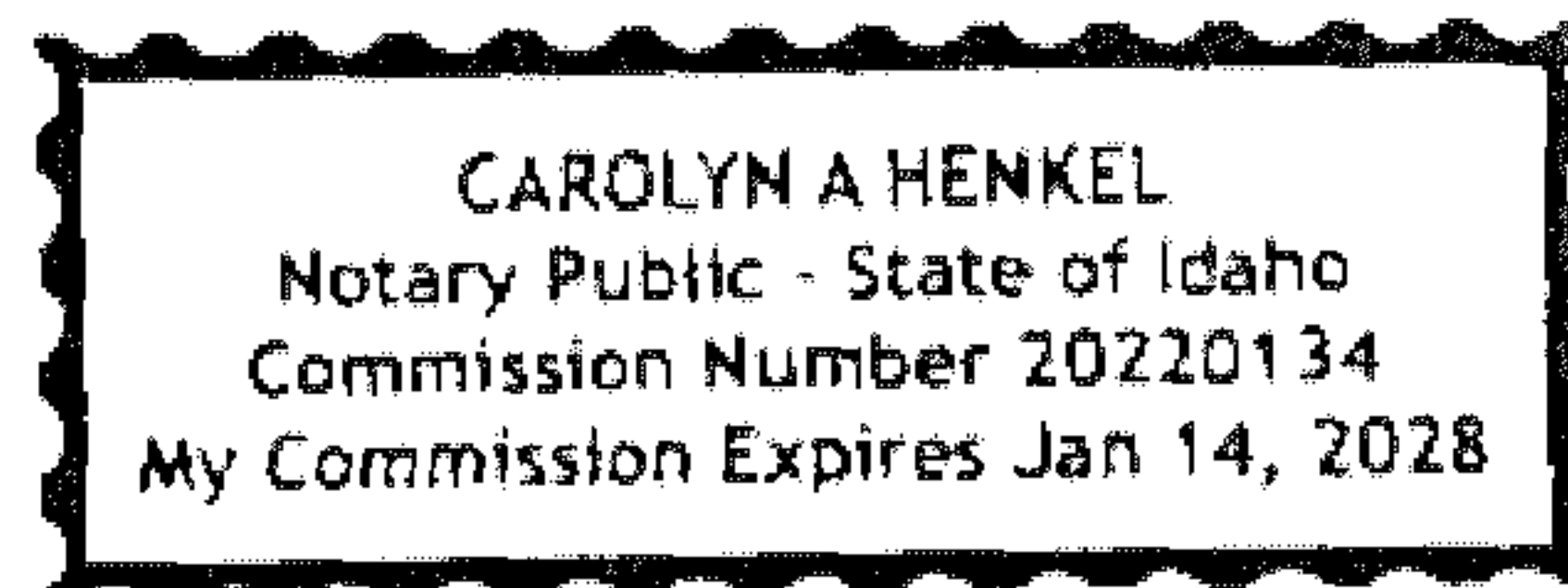
I, the undersigned Notary Public in and for said County and State, hereby certify that Annie Matheus and Nicholas James Peterson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of September, 2022.



Notary Public

My Commission Expires: 1/14/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2022 09:49:57 AM
\$27.00 JOANN
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