

20220927000369540
09/27/2022 08:20:52 AM
DEEDS 1/2

SEND TAX NOTICE TO:

John Bennett Wolf and Ashley Lauren Wolf
294 Grande View Pkwy
Maylene, AL 35114

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 **FIVE HUNDRED SIXTY THOUSAND AND 00/100 (\$560,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert L. King and Alberta King, husband and wife**, whose address is 113 Nicole's Way Grovetown, GA 30813, (hereinafter "Grantor", whether one or more), by **John Bennett Wolf and Ashley Lauren Wolf**, whose address is 129 Timber Ridge Drive, Alabaster, AL 35007, (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 **John Bennett Wolf and Ashley Lauren Wolf, husband and wife**, the following described real estate situated in Shelby County, Alabama, **the address of which is 294 Grande View Pkwy, Maylene, AL 35114 to-wit:**

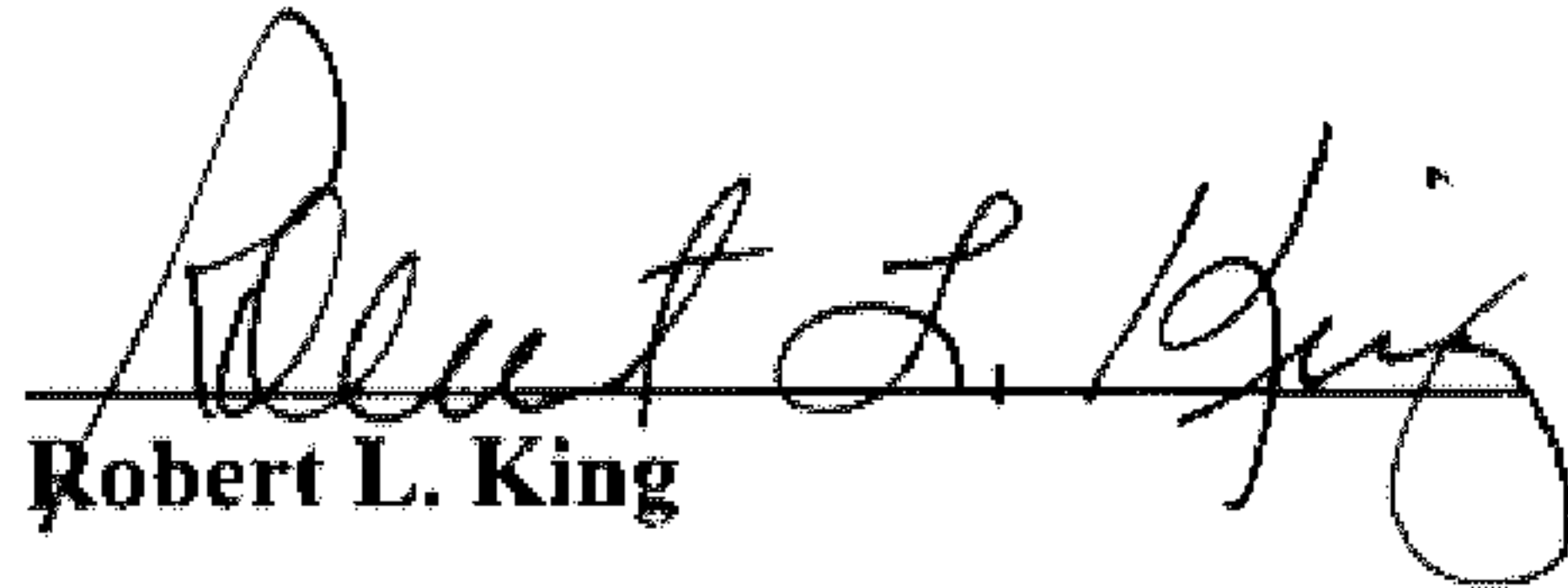
Lot 1023, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 10th Addition, as recorded in Map Book 27, Page 95, in the Probate Office of Shelby County, Alabama.

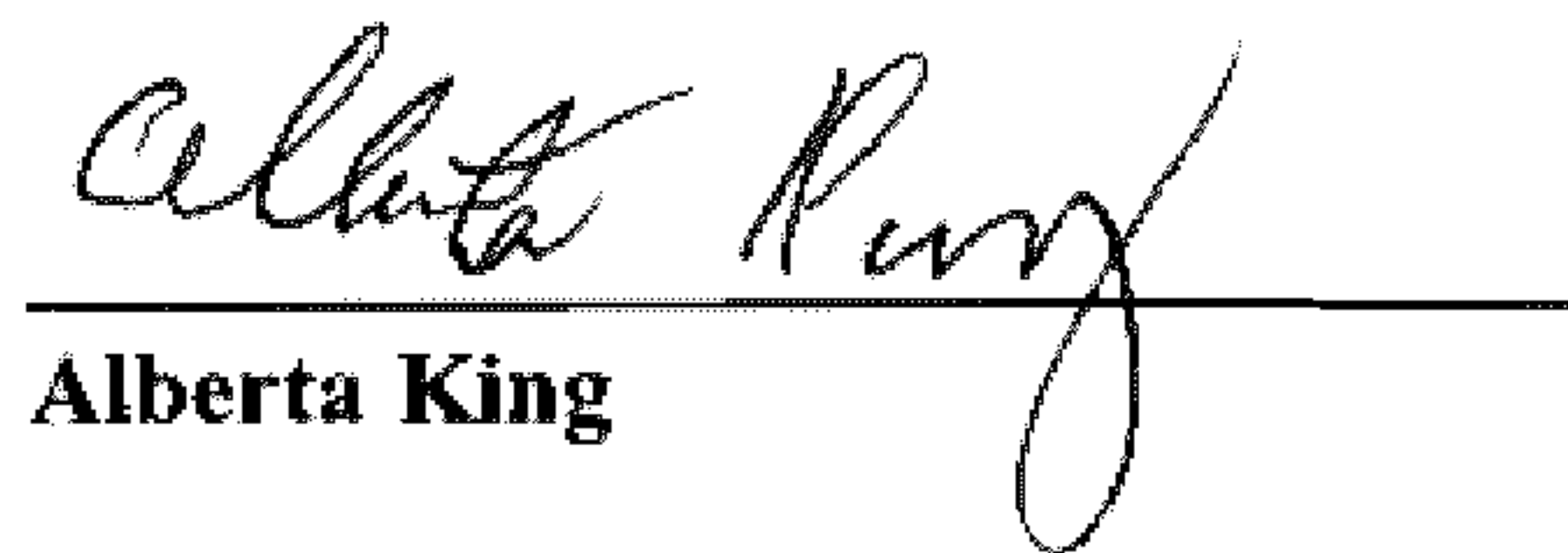
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$495,000.00 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 26th day of September, 2022.

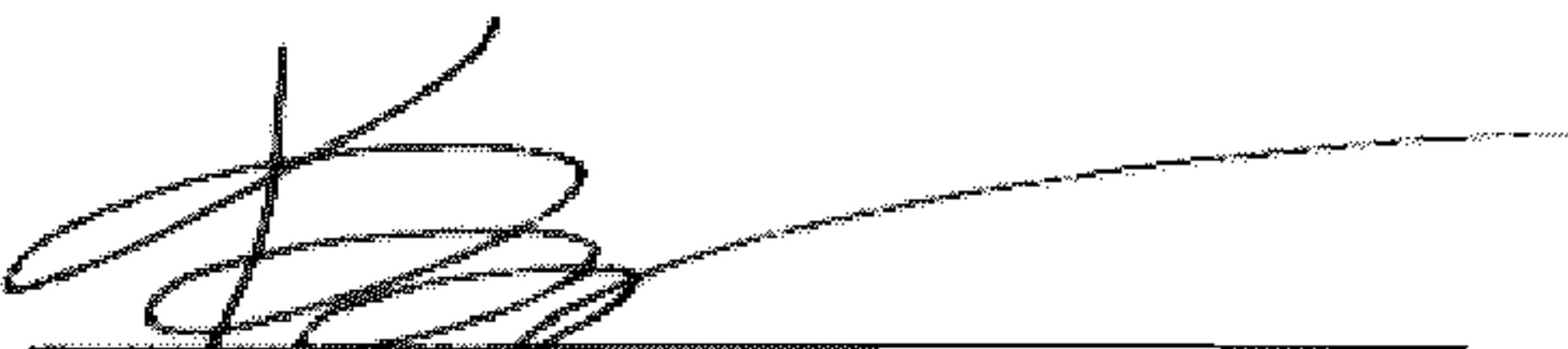

Robert L. King

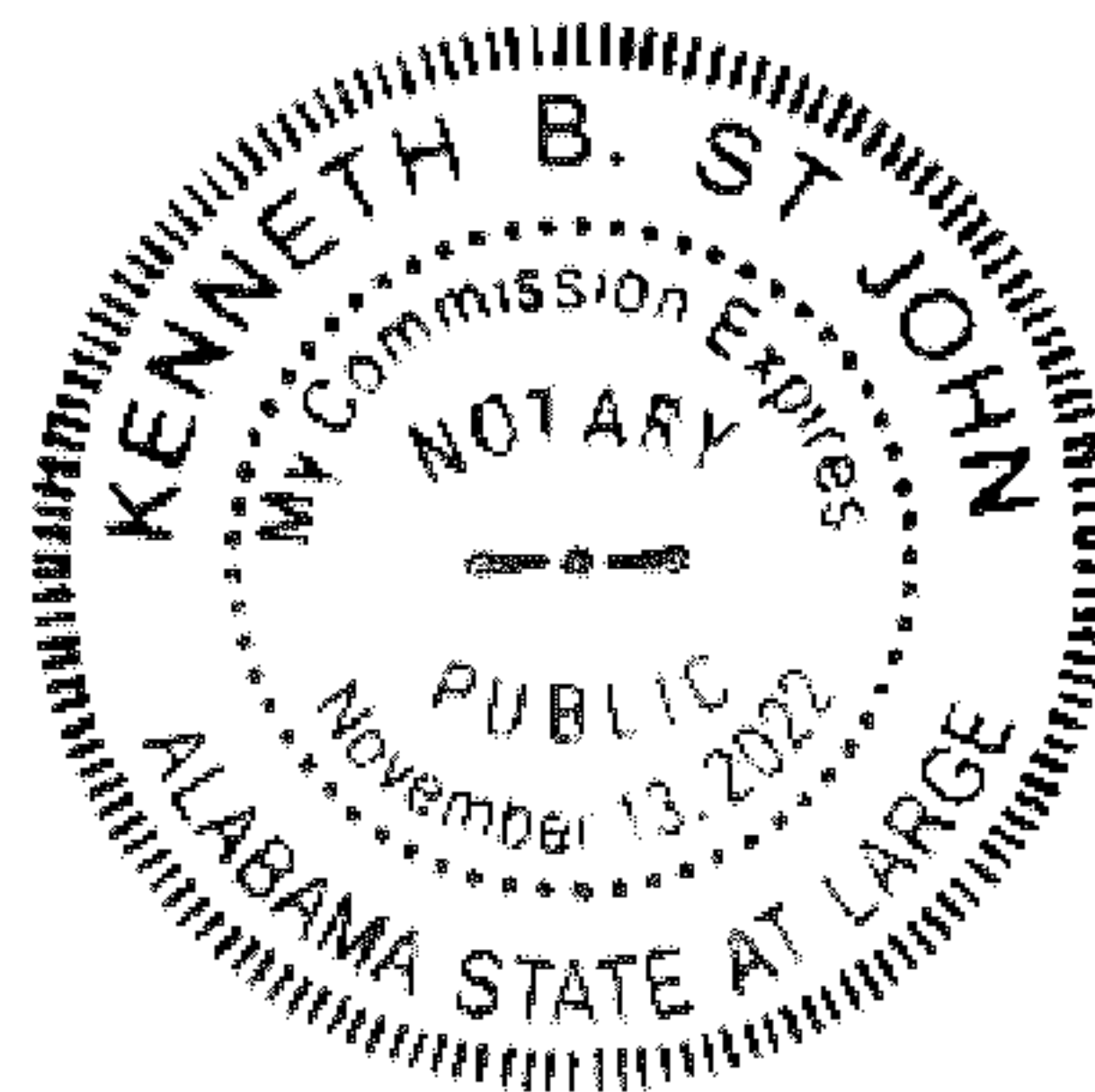

Alberta King

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert L. King and Alberta King, 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 26th day of September, 2022.


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
09/27/2022 08:20:52 AM
\$90.00 JOANN
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