

20220928000371700  
09/28/2022 11:29:33 AM  
DEEDS 1/2

**This Instrument Was Prepared By:**

**Rodney S. Parker, Attorney at Law**  
**2550 Acton Road, Suite 210**  
**Birmingham, AL 35243**  
**File No. 2022-09-6586**

**Documentary Evidence: Sales Contract**

**Send Tax Notice To:**

**Frankie C. Osborn**  
**205 Lybrand Road**  
**Sterrett, AL 35147**

**(Grantees' Mailing Address)**

**WARRANTY DEED**

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Lisa M. Martin**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Frankie C. Osborn**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 517, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, page 148, in the Probate Office of Shelby County, Alabama.

Address of Property: **566 Treymoor Lake Circle, Alabaster, AL 35007**

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

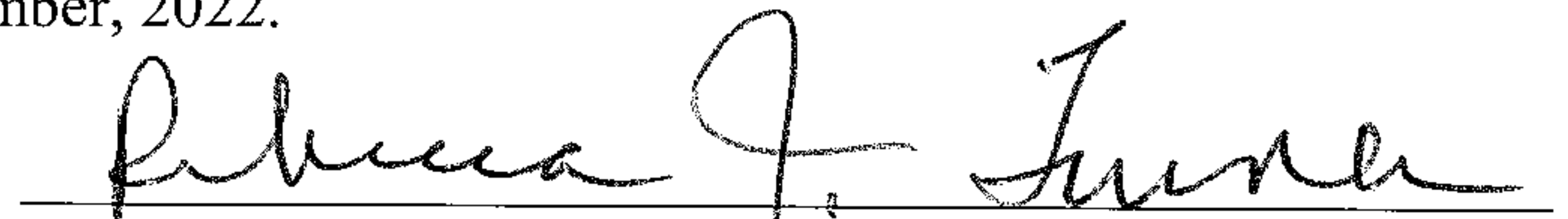
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 14th day of September, 2022.

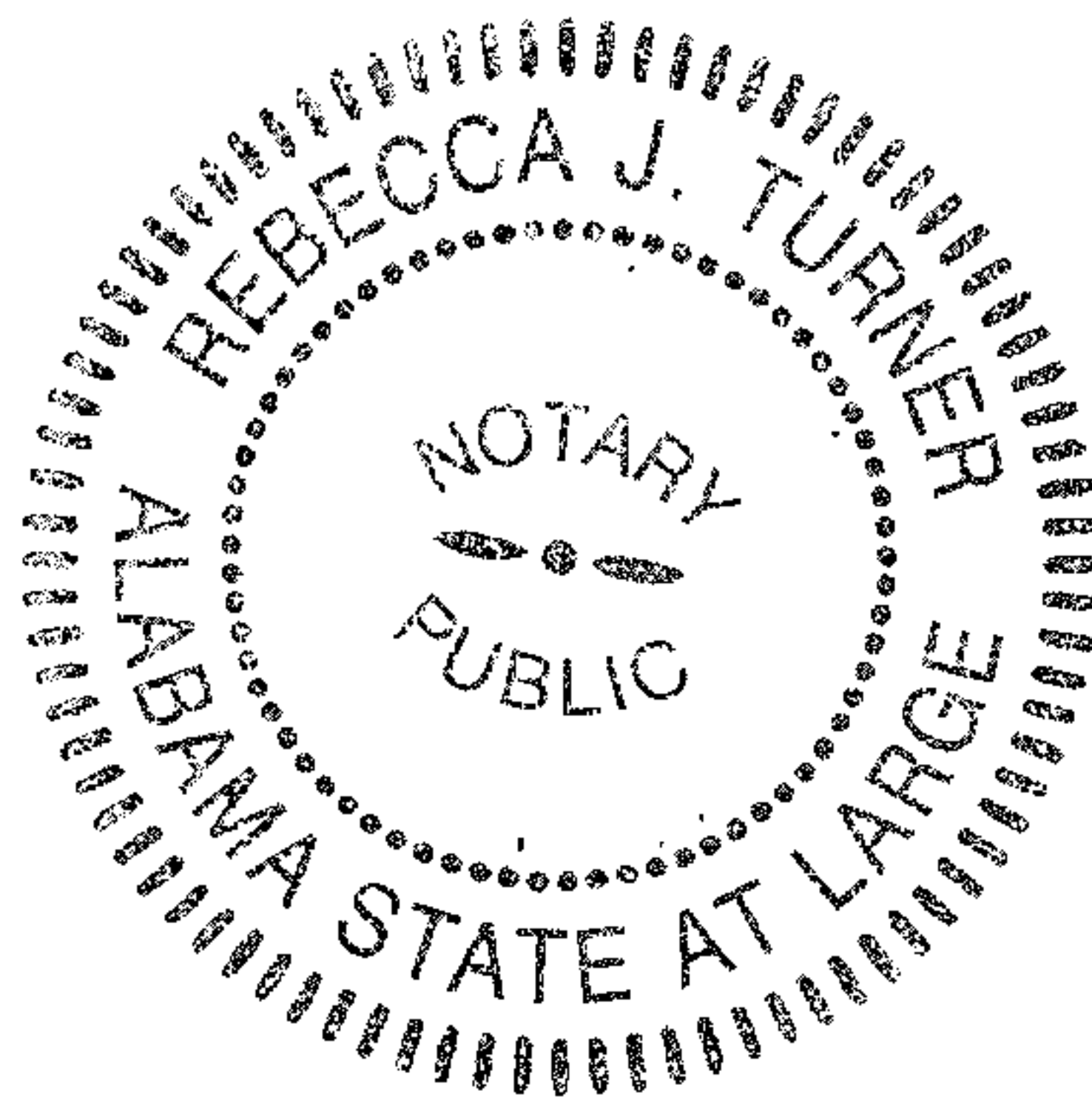
 \_\_\_\_\_ (Seal)  
**Lisa M. Martin**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

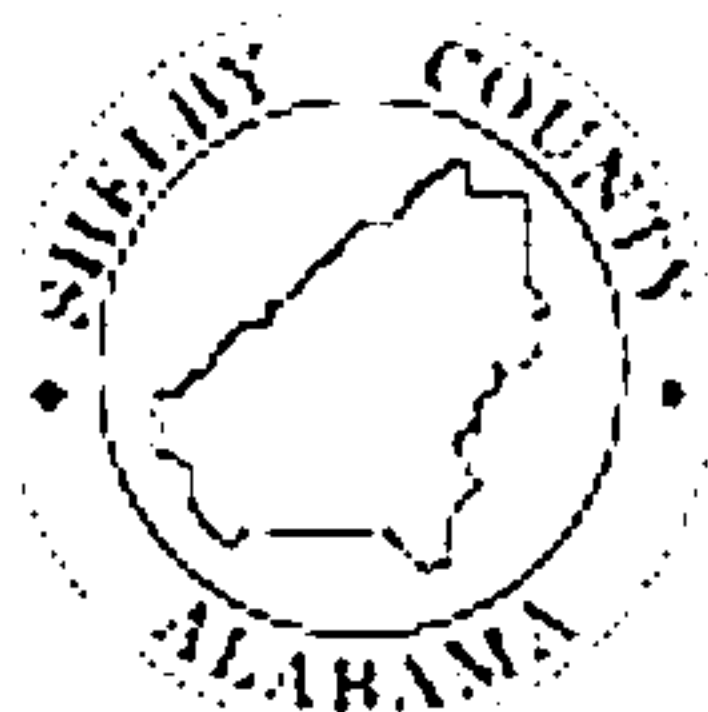
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa M. Martin**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 14th day of September, 2022.

  
Notary Public Rebecca J. Turner  
My Commission Expires: 12/26/2022



**Grantors' Mailing Address:**  
566 Treymoor Lake Circle  
Alabaster, AL 35007



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/28/2022 11:29:33 AM  
\$240.00 JOANN  
20220928000371700**

*Allie S. Bayl*