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09/29/2022 01:27:26 PM  
DEEDS 1/3

**SEND TAX NOTICE TO:**  
Frances C. Victory and Lucy Victory  
676 Navajo Trl  
Alabaster, AL 35007

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 NINETEEN THOUSAND AND 00/100 (\$219,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **ABCO, LLC also known as ABCO AL, LLC, an Alabama Limited Liability Company**, whose address is 1625 Stanford Road, Gulf Breeze, FL 32563, (hereinafter "Grantor", whether one or more), by **Frances C. Victory and Lucy Victory**, whose address is 522 Bennett 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 **Frances C. Victory and Lucy Victory, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 676 Navajo Trl, Alabaster, AL 35007 to-wit:**

**A parcel of land located in the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4-1/4 section; thence run East along the North line of said 1/4-1/4 section a distance of 362.23 feet to the Easterly right of way of Navajo Trail and the point of beginning; thence continue last course a distance of 140.17 feet; thence turn right 88 deg. 46 min. 21 sec. a distance of 200.0 feet; thence turn right 91 deg. 13 min. 39 sec. a distance of 56.88 feet; thence turn right 42 deg. 45 min. 00 sec. a distance of 200.0 feet to the right of way of said Navajo Trail; thence turn right 90 deg. 00 min. 00 sec. along said right of way a distance of 87.00 feet to the point of beginning.**

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 \$204,000.00 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 14 day of September, 2022.

**ABCO, LLC also known as ABCO AL, LLC, an Alabama Limited Liability Company**

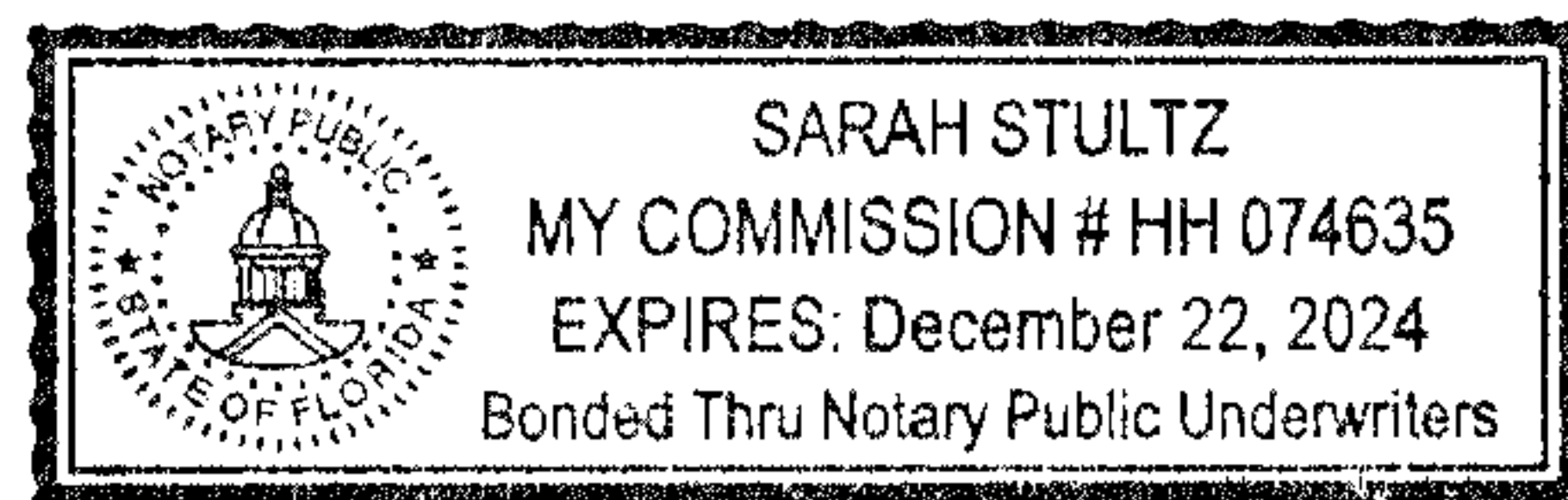
By: Anne B. Morgan  
**Anne B. Morgan, Managing Member**

STATE OF FLORIDA  
COUNTY OF Santa Rosa

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Anne B. Morgan, whose name as Managing Member of ABCO, LLC also known as ABCO AL, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

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

Sarah Stultz  
Notary Public  
Printed Name: Sarah Stultz  
My Commission Expires: 12/22/24



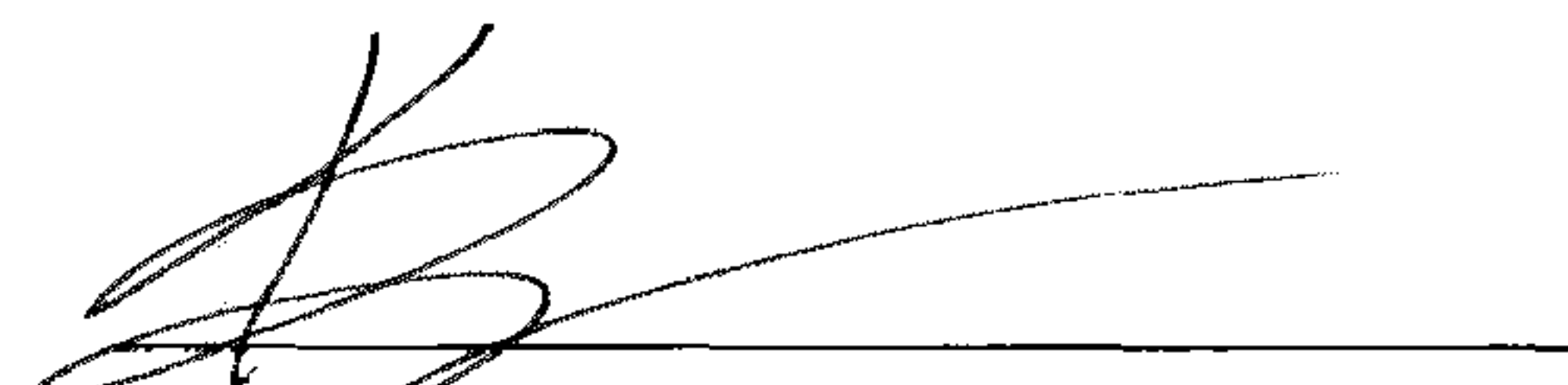
ABCO, LLC also known as ABCO AL, LLC, an Alabama Limited Liability Company

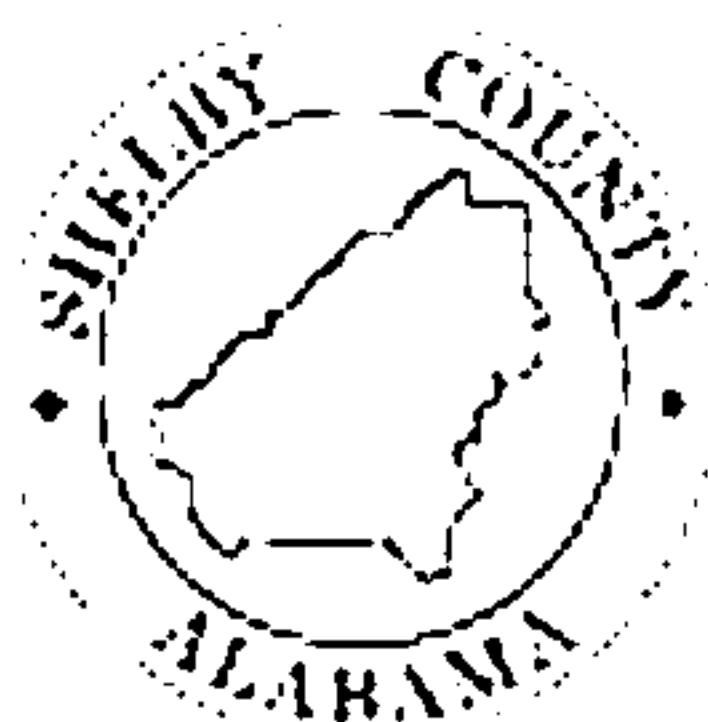
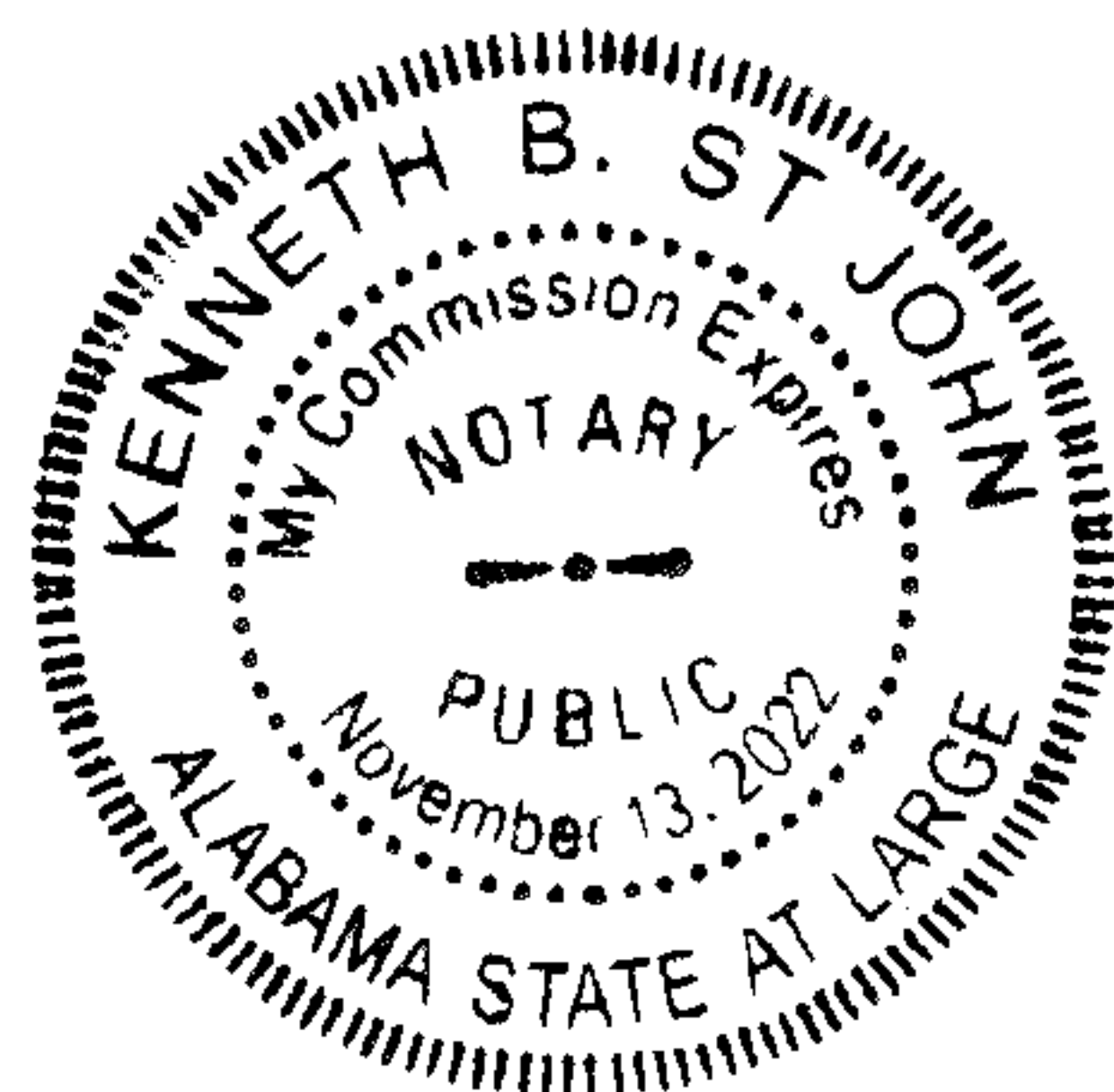
By:   
Charles R. Morgan, Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles R. Morgan, whose name as Managing Member of ABCO, LLC also known as ABCO AL, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 14<sup>th</sup> 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  
09/29/2022 01:27:26 PM  
\$43.00 JOANN  
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