

SEND TAX NOTICE TO:

Melanie Harriman

3500 Wildewood Dr
Pelham, AL 35124

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 THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amber Austin, an unmarried person**, whose address is 1109 26th ave Northport, AL 35476, (hereinafter "Grantor", whether one or more), by **Melanie Harriman**, whose address is , (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 **Melanie Harriman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3500 Wildewood Dr, Pelham, AL 35124 to-wit:**

Lot 45, Block 2, according to the Survey of Wildewood Village, Fifth Addition, as recorded in Map Book 9, Page 165, in the Office of the Judge of Probate 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 \$196,377.00 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 30th day of September, 2022.

Amber N. Austin

Amber Austin

STATE OF ALABAMA
COUNTY OF JEFFERSON

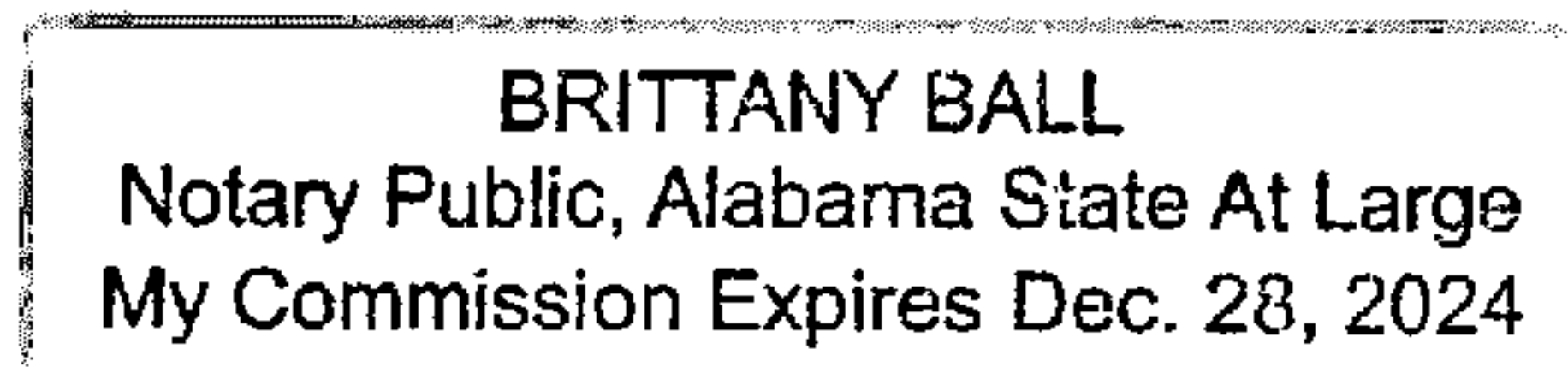
I, the undersigned Notary Public in and for said County and State, hereby certify that Amber Austin, an unmarried person, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2022.

Brittany Ball

Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2022 02:50:18 PM
\$29.00 JOANN
20221003000377860

Allie S. Bayl