

20221006000381090
10/06/2022 08:13:18 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Rodney L. Harrell and Gwendolyn A. Harrell
931 Timberline Circle
Calera, AL 35040

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 **FOUR HUNDRED EIGHTY THOUSAND AND 00/100 (\$480,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher D. Lucas and Jenna Lucas, husband and wife**, whose address is 405 County Road 153, Jemison, AL 35085 (hereinafter "Grantor", whether one or more), by **Rodney L. Harrell and Gwendolyn A. Harrell**, whose address is 931 Timberline Circle Calera AL. 35040 (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 **Rodney L. Harrell and Gwendolyn A. Harrell, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **931 Timberline Cir, Calera, AL 35040** to-wit:

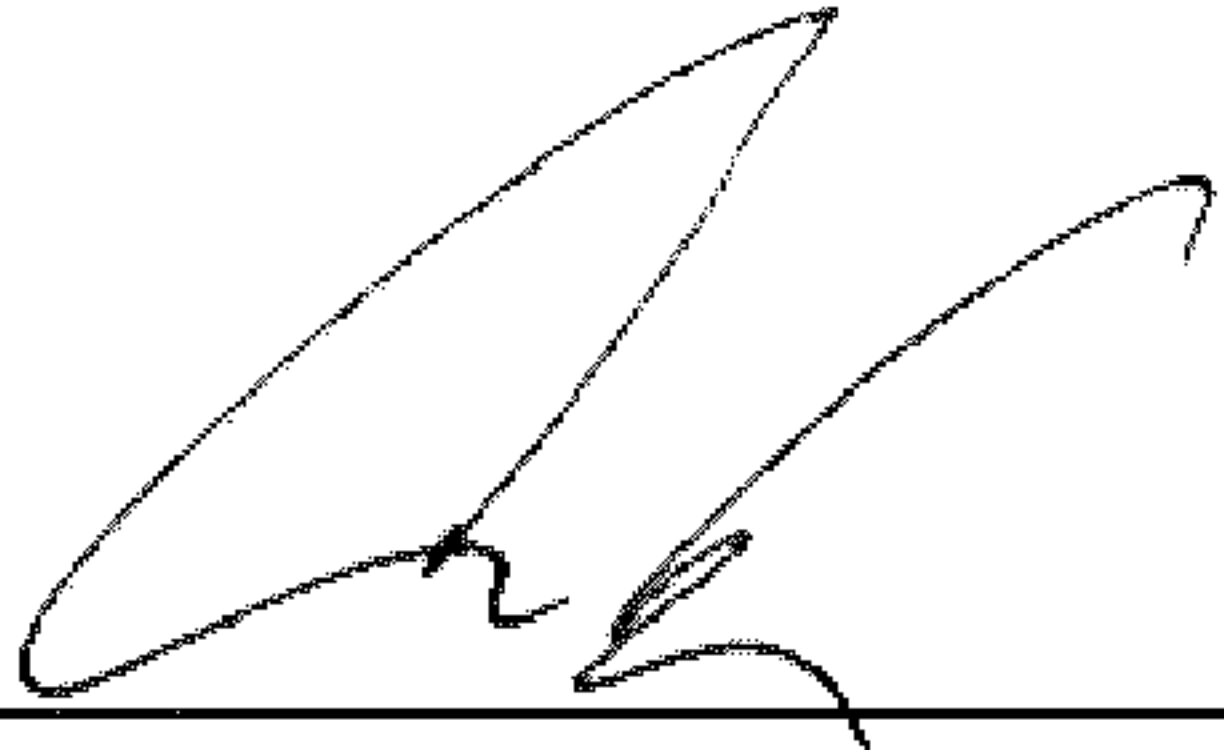
Lot 76, according to the Final Plat of Timberline Phase 2, as recorded in Map Book 29, Page 49, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 \$456,000.00 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 5th day of October, 2022.



Christopher D. Lucas



Jenna Lucas

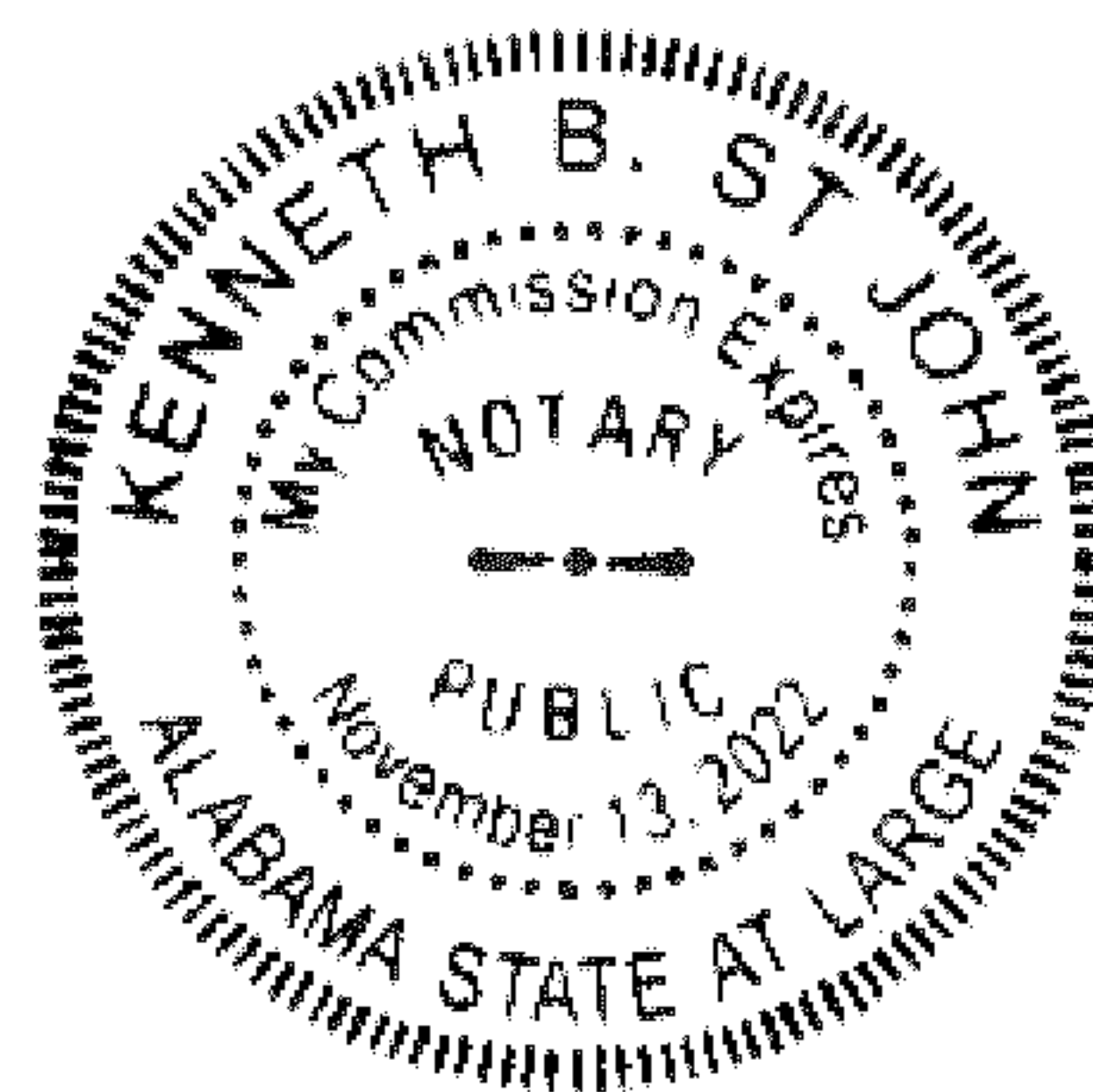
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher D. Lucas and Jenna Lucas, 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 5th day of October, 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
10/06/2022 08:13:18 AM
\$49.00 JOANN
20221006000381090

