

SEND TAX NOTICE TO:

Eloise Virginia Bennett and Donovan Douglas Bennett
4084 Olivia Rd
Hoover, AL 35244

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 SEVENTY FIVE THOUSAND AND 00/100 (\$575,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kevin E. Finnen and Rebecca W. Finnen, a married couple**, whose address is 6776 New Castle Road, Morris, AL 35116, (hereinafter "Grantor", whether one or more), by **Eloise Virginia Bennett and Donovan Douglas Bennett**, (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 **Eloise Virginia Bennett and Donovan Douglas Bennett, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4048 Olivia Rd, Hoover, AL 35244 to-wit:**

Lot 2066, according to the Final Plat of the Residential Subdivision of Flemming Farms Phase 1B, as recorded in Map Book 51, Page 99, 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 \$460,000.00 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 7th day of October, 2022.

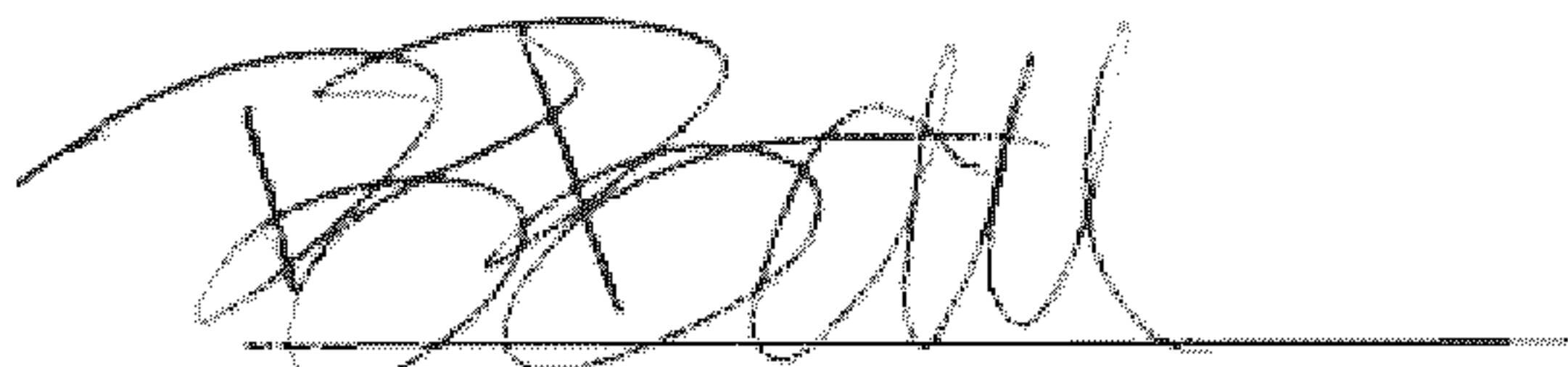

Kevin E. Finnen


Rebecca W. Finnen

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kevin E. Finnen and Rebecca W. Finnen 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 7th day of October, 2022.



Notary Public

My Commission Expires:

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2022 11:14:19 AM
\$140.00 JOANN
20221011000385530

