

20221012000387570
10/12/2022 03:39:06 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Joanna Campbell Duckett
160 Appleford Rd
Helena, AL 35080

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 TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jared Travis, acting through his attorney-in-fact, Jordan S. Travis, and Jordan S. Travis, a married couple**, whose address is 1227 6th Street, Pleasant Grove, AL 35127, (hereinafter "Grantor", whether one or more), by **Joanna Campbell Duckett**, whose address is 160 Appleford Rd, Helena, AL 35080, (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 **Joanna Campbell Duckett**, the following described real estate situated in Shelby County, Alabama, **the address of which is 160 Appleford Rd, Helena, AL 35080 to-wit:**

Lot 282, according to the Survey of Hillsboro Subdivision Phase 1, as recorded in Map Book 37, Page 104 A, B and C, 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 \$318,750.00 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 12th day of October, 2022.




Jordan S. Travis

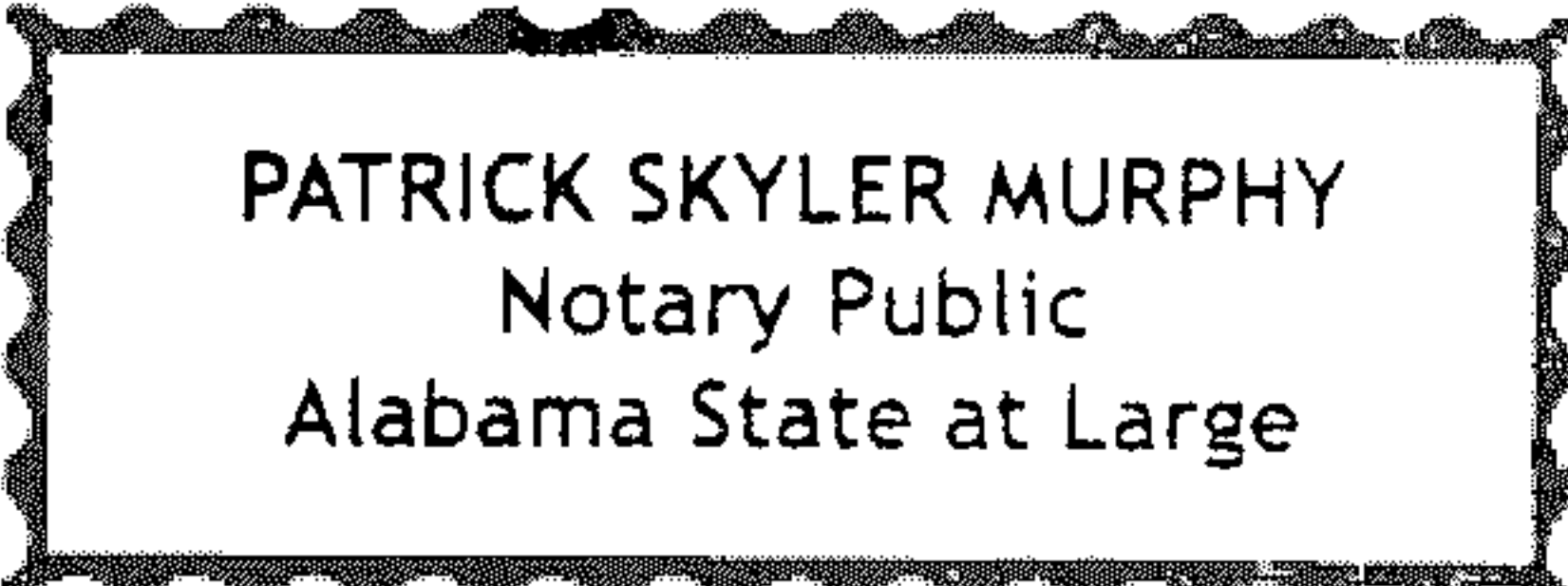
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jordan S. Travis 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.

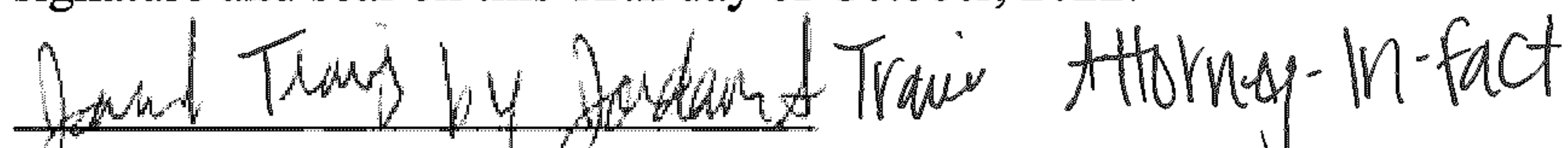
Given under my hand and official seal this 12th day of October, 2022.



Notary Public
My Commission Expires: *03-25-26*



IN WITNESS WHEREOF, Grantor, Jared Travis, by Jordan S. Travis, as attorney-in-fact has set their signature and seal on this 12th day of October, 2022.



Jared Travis by Jordan S. Travis, Attorney-In-Fact

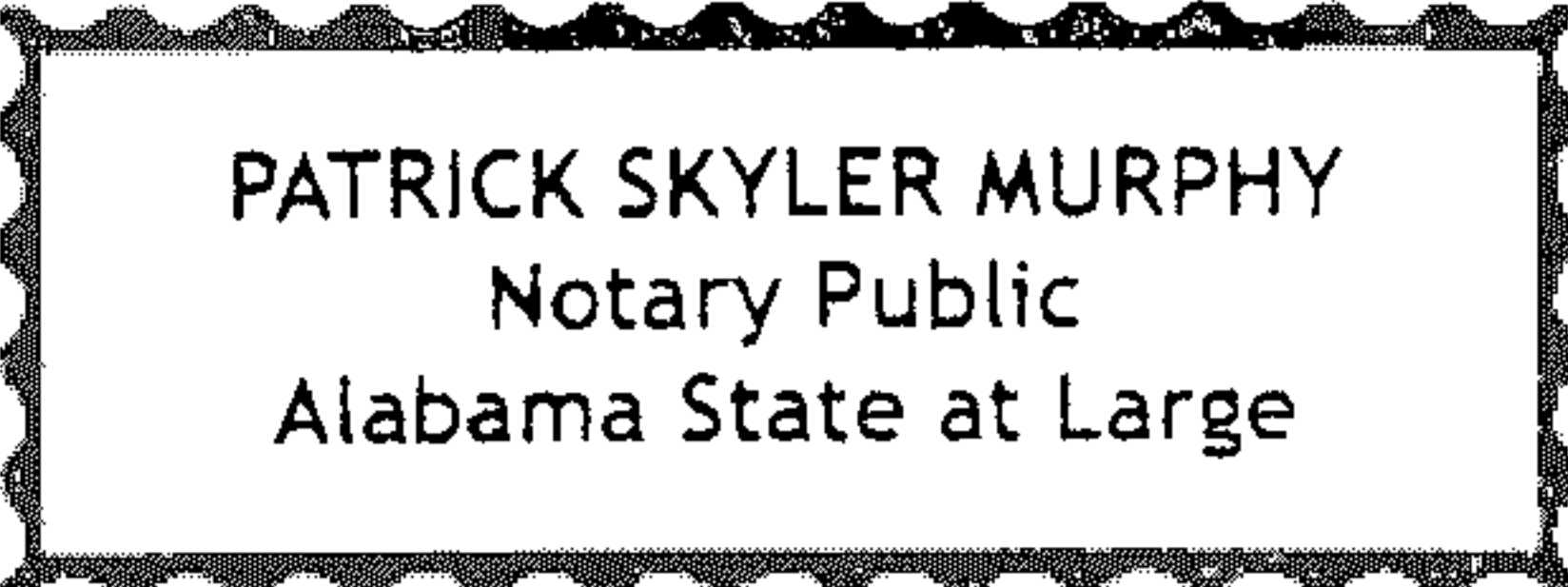
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan S. Travis, whose name as attorney in fact for Jared Travis, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2022.



Notary Public
My Commission Expires: *03-25-26*



Allie S. Beyl