

20221013000388030
10/13/2022 09:45:43 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Glenda Brown
606 Village Way
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 **FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Goodwin-Lee Post No. 138, American Legion, successor by merger to Hendrick-Hudson Post 96, The American Legion, Montevallo, Ala.**, an Alabama Nonprofit Corporation, whose address is PO Box 461, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Glenda Brown**, whose address is 606 Village Way, Pelham, AL 35124 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 240 Wilson Drive, Montevallo, AL 35115 to-wit:**

Lots 14 and 16, according to the Survey of Wilson Subdivision No. 1, as recorded in Map Book 3 Page 62, 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.

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.

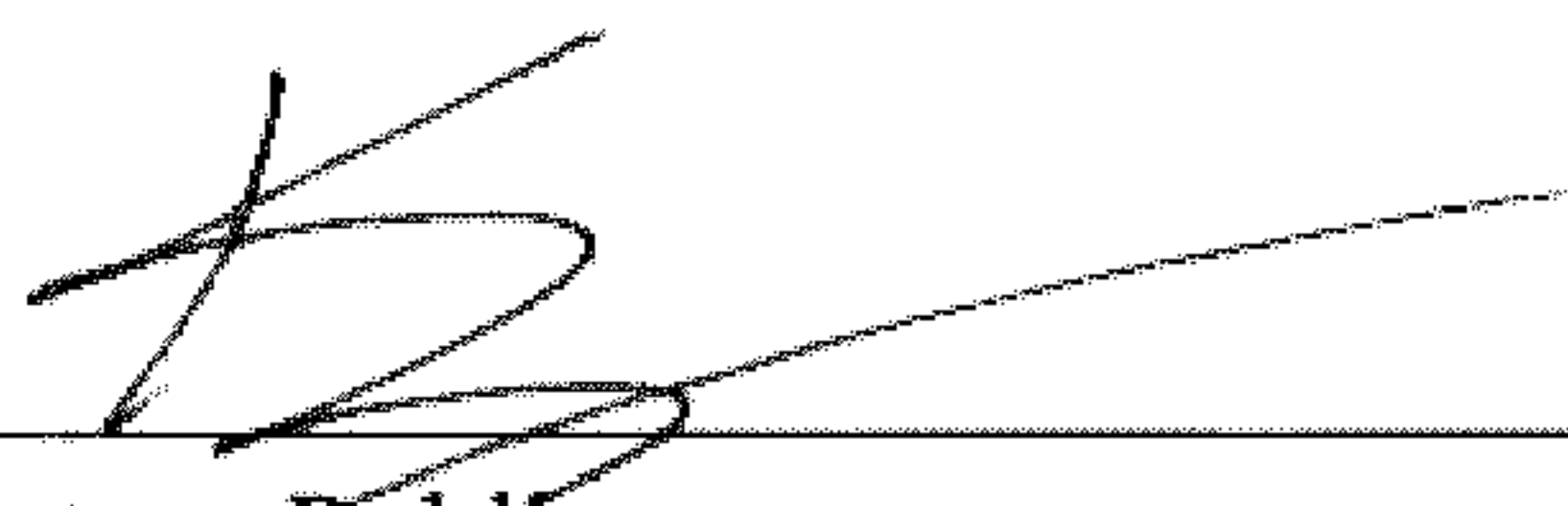
Goodwin-Lee Post No. 138, American Legion, successor by merger to Hendrick-Hudson Post 96, The American Legion, Montevallo, Ala.

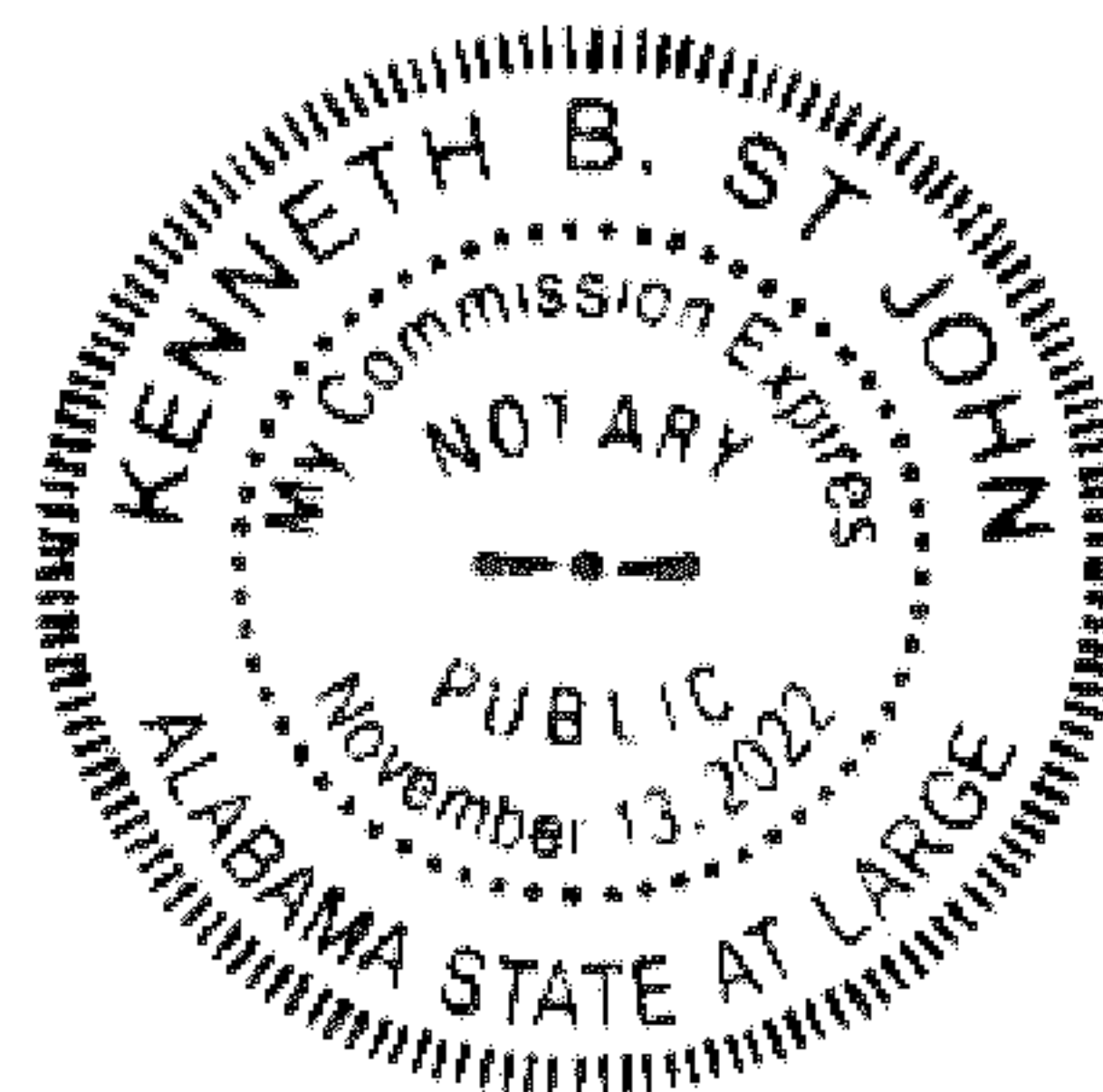
By: 
Paul Gonthier, Commander

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Paul Gonthier**, whose name as Commander of Goodwin-Lee Post No. 138, American Legion, successor by merger to Hendrick-Hudson Post 96, The American Legion, Montevallo, Ala., an Alabama Nonprofit Corporation, is 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, he, as such Commander and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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


Notary Public
Print 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
10/13/2022 09:45:43 AM
\$75.00 JOANN
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Allen S. Bayl