

20221017000390820
10/17/2022 08:35:26 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jerry Thompson and Sherry Raneal Thompson
3369 Mitoba Trail
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 **FIVE HUNDRED EIGHTY ONE THOUSAND SIX HUNDRED FIFTY NINE AND 00/100 (\$581,659.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **KW Development, LLC, an Alabama Limited Liability Company**, whose address is PO Box 2190, Alabaster, Alabama 35007 (hereinafter "Grantor", whether one or more), by **Jerry Thompson and Sherry Raneal Thompson**, whose address is 3369 Mitoba Trail, Pelham, Alabama 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 **Jerry Thompson and Sherry Raneal Thompson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3369 Mitoba Trail, Pelham, AL 35124 to-wit:**

Lot 12, according to the Survey of Panthers Path Subdivision, as recorded in Map Book 53, Page 66, 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 \$420,000.00 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 14th day of October, 2022.


KW Development, LLC, an Alabama Limited Liability Company

By: 
William G. Krebs IV, Managing Member

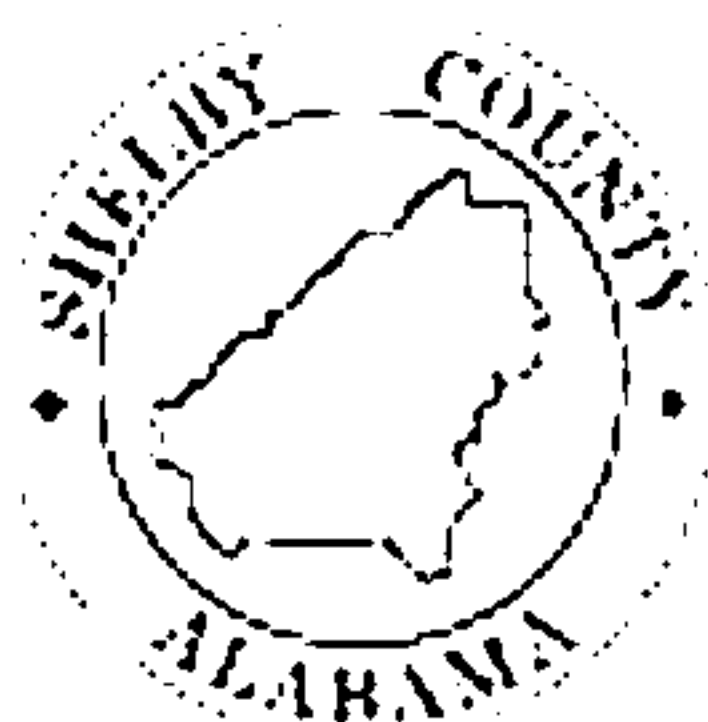
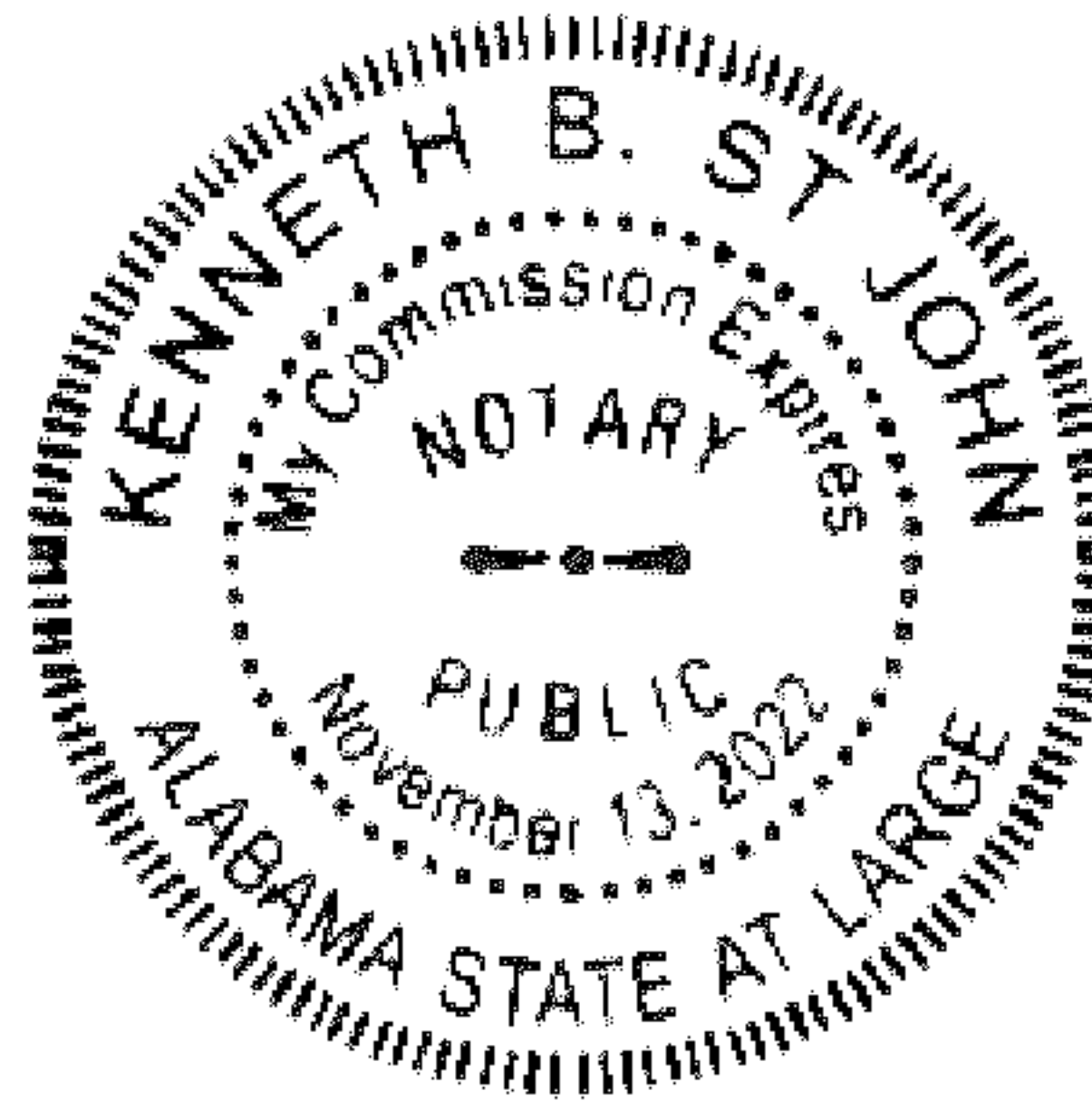
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that William G. Krebs IV, whose name as Managing Member of KW Development, LLC, an Alabama Limited Liability Company, 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 instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 14th 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
10/17/2022 08:35:26 AM
\$187.00 JOANN
20221017000390820**

Allen S. Bayl