

Send tax notice to:
J. MARK WALKER
668 FOREST LAKES DRIVE
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022539

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KELLY M BREWER, A MARRIED INDIVIDUAL**, whose mailing address is **10128 GROVE DRIVE, FAIRHOPE, AL 36532**, (hereinafter referred to as "Grantor") by **J. MARK WALKER** whose property address is: **668 FOREST LAKES DRIVE, STERRETT, AL, 35147** hereinafter referred to as Grantee"), 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, to-wit:

Lot 17, according to the Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2001-47360.
5. Right of way granted to Alabama Power Company recorded in Deed Book 139, page 127; Deed Book 236, page 829; Deed Book 126, page 191; Deed Book 126, page 323 and Deed Book 124, page 519.
6. Right of way granted to Shelby County recorded in Deed Book 228, page 339.

Subject property does not constitute the homestead of the Grantor herein, or her spouse, as defined by the Code of Alabama.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 15 day of October, 2022.

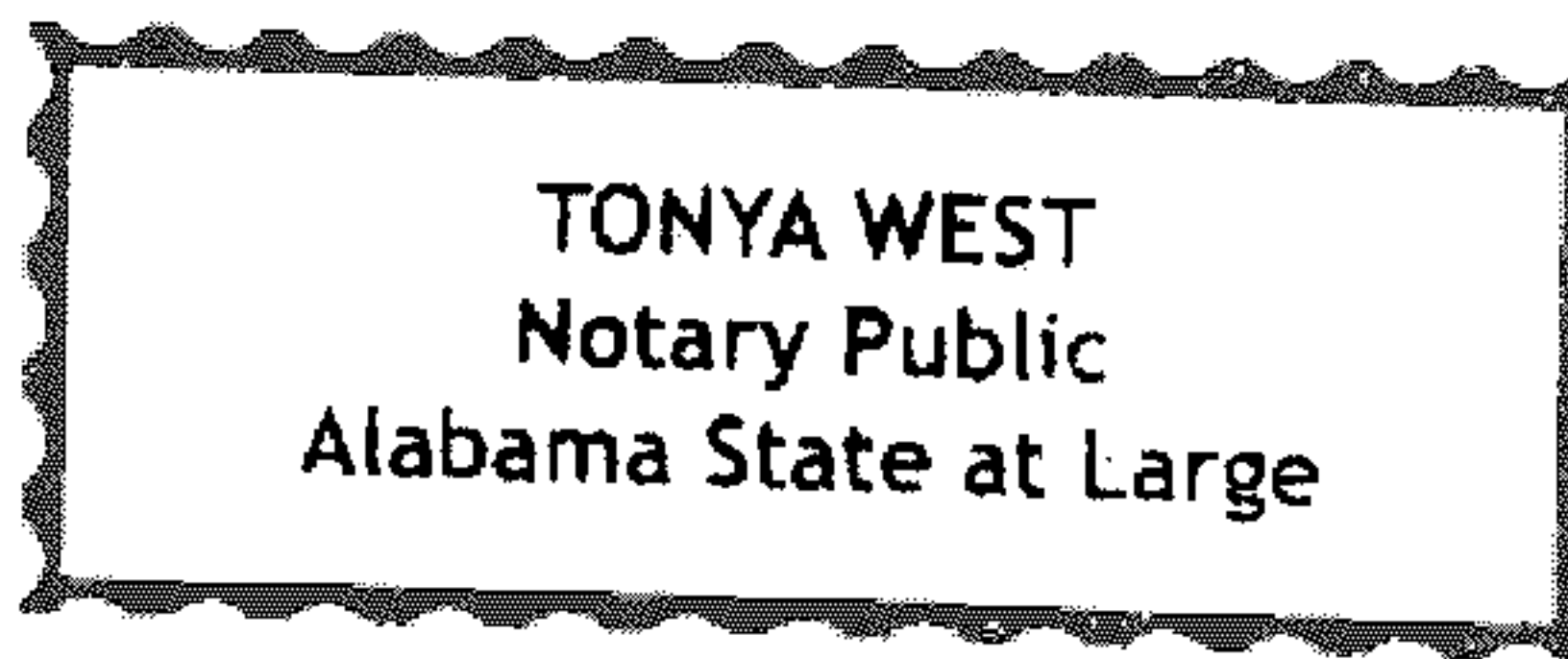
Kelly M Brewer
KELLY M BREWER

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELLY M BREWER whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of October, 2022.

Tonya West
Notary Public
Print Name: *Tonya West*
Commission Expires:



My Commission Expires
March 31, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2022 11:57:45 AM
\$230.00 BRITTANI
20221024000398590

Allie S. Boyd