

20221031000407660
10/31/2022 12:01:00 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Lindsey Downs and David Albritton
1042 Emerald Ridge Drive
Calera, AL 35040

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 **TWO HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$238,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Milton Pate, a married man**, whose address is 28399 Burkart Dr., Orange Beach, AL 36561 (hereinafter "Grantor", whether one or more), by **Lindsey Downs and David Albritton**, whose address is 1042 Emerald Ridge Dr., Calera, AL 35040 (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 **Lindsey Downs and David Albritton**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **1042 Emerald Ridge Drive, Calera, AL 35040 to-wit:**

LOT 136, ACCORDING TO THE SURVEY OF EMERALD RIDGE SECTOR I, AS RECORDED IN MAP BOOK 35, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The subject property conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse.

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 \$230,860.00 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 28th day of October, 2022.

Milton Pate
Milton Pate

STATE OF Alabama

COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that Milton Pate whose name 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 executed the same voluntarily on the day the same bears date.

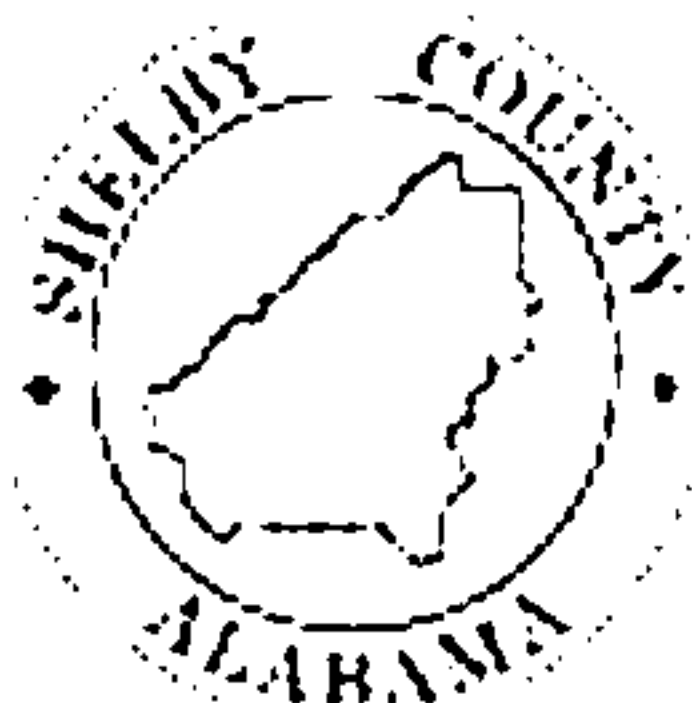
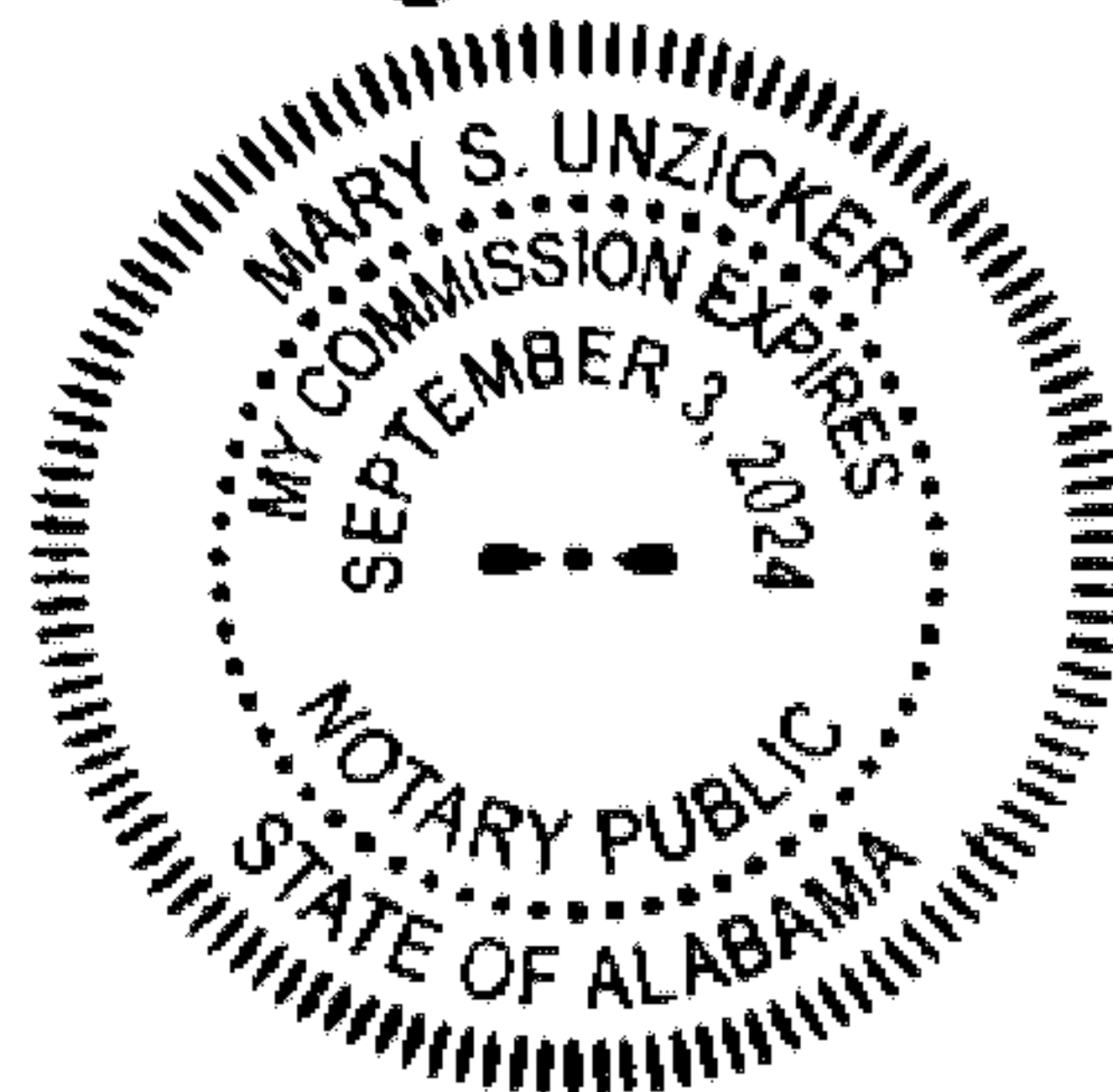
Given under my hand and official seal this 28th day of October, 2022.

Mary S. Unzicker

Notary Public

Print Name: MARY S. UNZICKER

My Commission Expires: 9-3-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2022 12:01:00 PM
\$32.50 JOANN
20221031000407660

Allie S. Bayal