

Send tax notice to:  
WENDY ELIZABETH NESMITH  
3352 SUNNY MEADOWS COURT  
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2022559

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JON A HANNAH and TRACY B HANNAH, HUSBAND AND WIFE** whose mailing address is: 1572 Pine Road Daviston, AL 36256 (hereinafter referred to as "Grantors") by **WENDY ELIZABETH NESMITH** whose property address is: **3352 SUNNY MEADOWS COURT, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, according to the Map and Survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, Pages 1 A & B, 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. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
3. All matters as set forth in that plat of Sunny Meadows, 2<sup>nd</sup> Sector, as recorded in Map Book 9, Pages 1 A & B, in the Probate Office of Shelby County, Alabama.

**\$306,267.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 they are 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9 day of November, 2022.

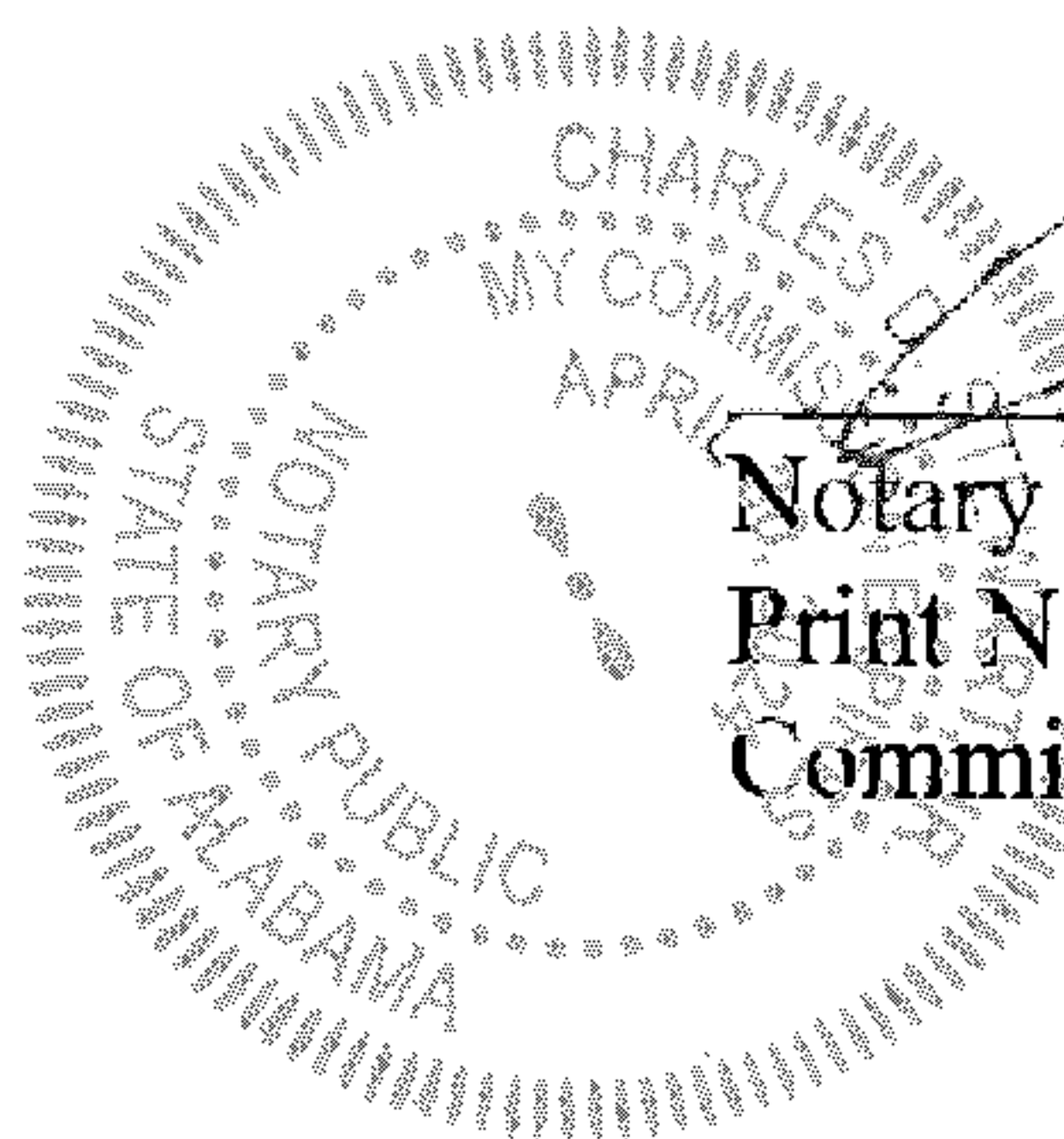
  
JON A HANNAH

  
TRACY B HANNAH

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JON A HANNAH and TRACY B HANNAH whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of November, 2022.



Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2022 02:28:18 PM  
\$159.00 PAYGE  
20221109000419150

Allie S. Bayl