



20221117000425310 1/4 \$38.00
Shelby Cnty Judge of Probate, AL
11/17/2022 08:57:47 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Michael S. Allen
P. O. Box 376 Shelby AL USA 35143

SEND TAX NOTICE TO:
P. O. Box ~~512~~ 592 *ja*
Montevallo, Alabama 35115

Warranty Deed

STATE OF ALABAMA

COUNTY OF *Shelby*

DATE: *November 4, 2022*

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$7,000.00, the receipt of which is hereby acknowledged*, the undersigned Michael S. Allen, married of PO Box 376 Shelby AL USA 35143, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto Jameria Gilbert, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama.

P Lot: 7 PBLK:000 S Lot: SBLK:000 MAP BOOK: 16 MAP
PAGE: 067 CANTERBURY ESTTES 1ST EDITION ADDITION
S: 03:T:24 N R: 12E
DIM:100.02 x 203.27
PARCEL NUMBER: 36 2 03 3 003 007.000.

* Sales contract *ja*

Shelby County, AL 11/17/2022
State of Alabama
Deed Tax: \$7.00



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TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:



Signature



Name



Michael S Allen



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Grantor Acknowledgement

STATE OF ALABAMA

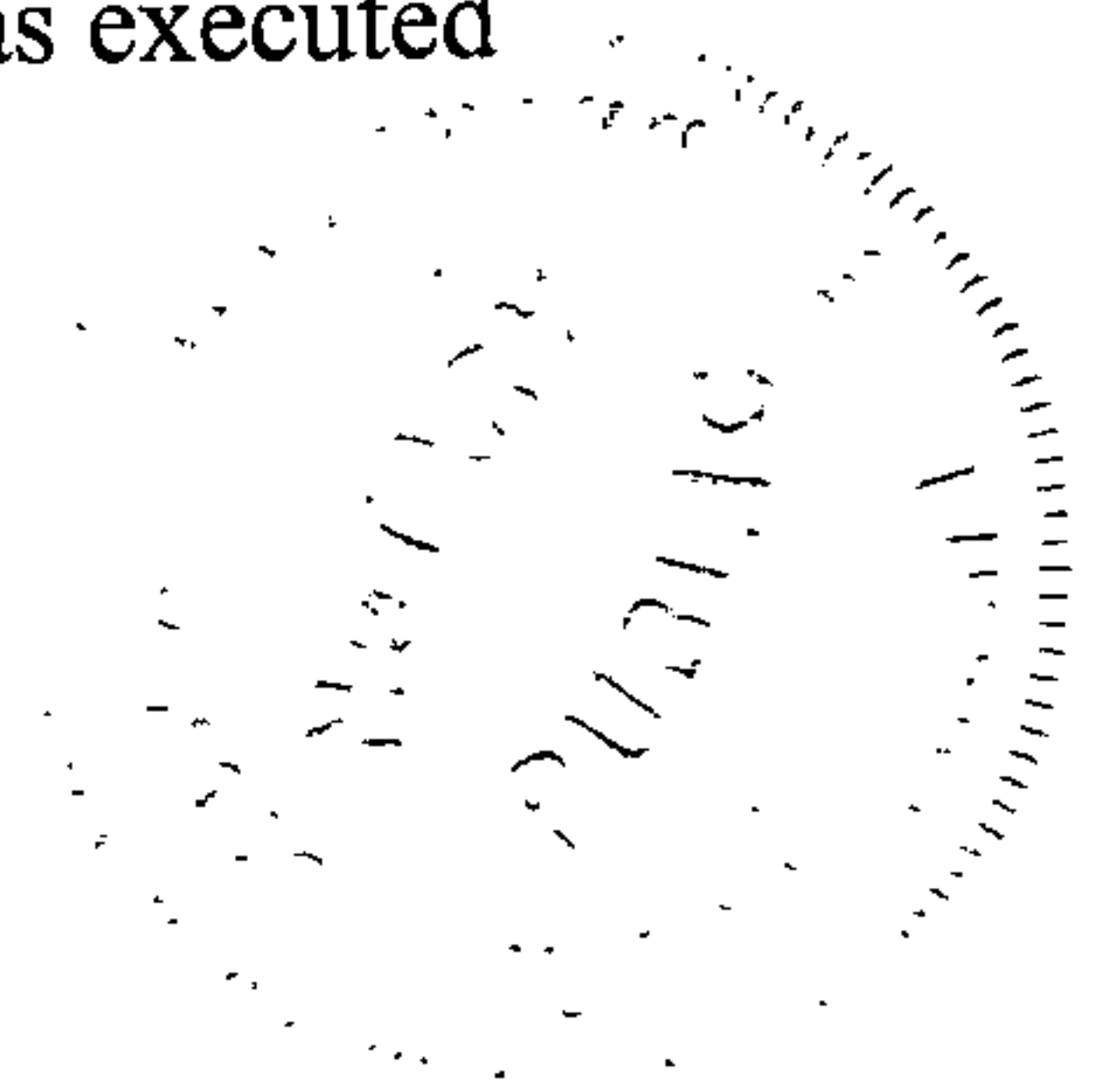
COUNTY OF Shelby

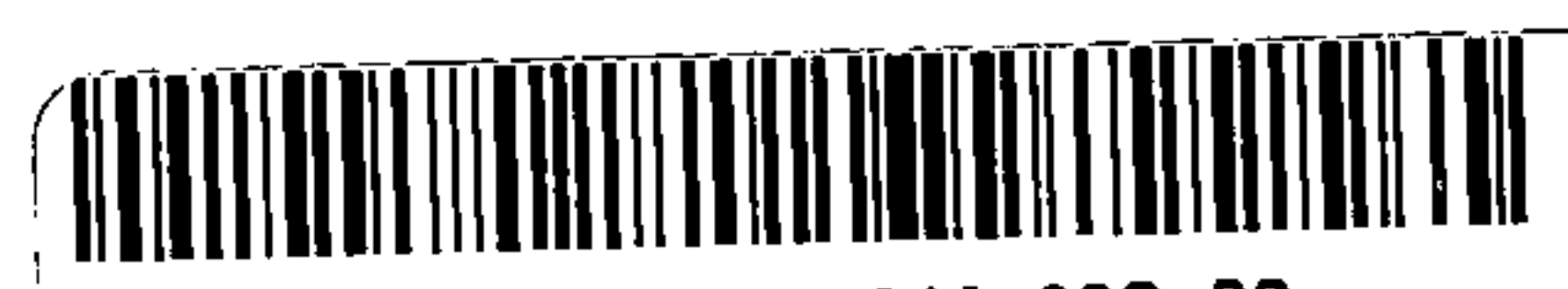
I Stacia Bentmann, a Notary Public in and for said County and State, hereby certify that Michael S Allen, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 4th day of November 2022

Stacia J Bentmann
Notary Public for the State of Alabama

My commission expires: 8-17-22





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Spousal Acknowledgement

I, Priscilla Alden, spouse of Michael S Allen, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature Priscilla Alden

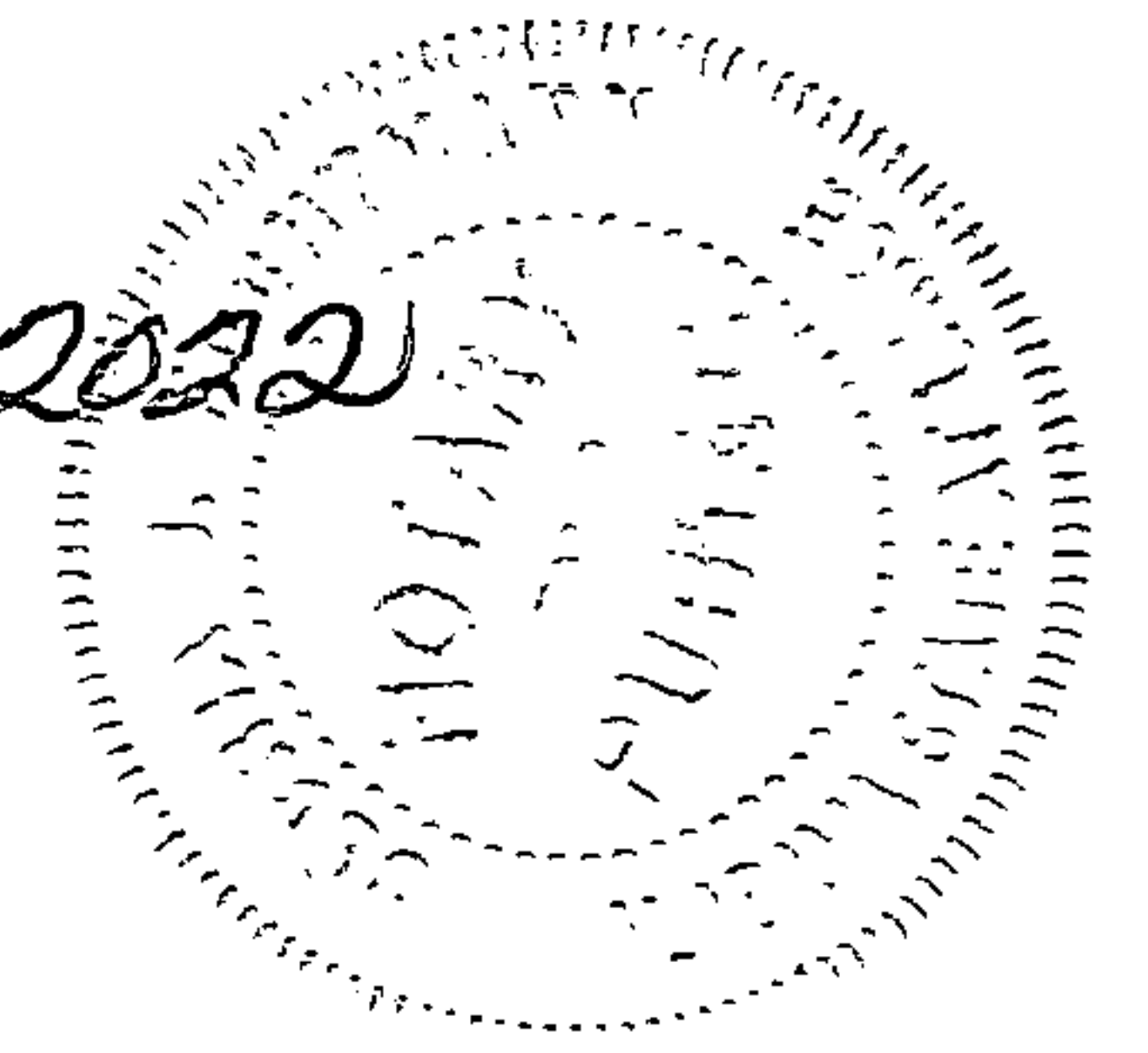
STATE OF ALABAMA

COUNTY OF Shelby

I Glenn Schumann, a Notary Public in and for said County and State, hereby certify that Priscilla Alden having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 4th day of November, 2022

Glenn Schumann
Notary Public for the State of Alabama



My commission expires: 8-17-2024