

20221121000428870

11/21/2022 01:02:01 PM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

SEND TAX NOTICE TO:

Randy Clements and Susie Clements,

Trustees of Randall Clements Trust

6491 Highway 51

Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Corey J. Adams and Whitney Adams fka Whitney Carden, a married couple**, whose address is 164 Woodbury Drive, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Randy Clements and Susie Clements, Trustees of Randall Clements Trust**, whose address is 6491 Highway 51, Wilsonville, AL 35186, (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 **Randy Clements and Susie Clements, Trustees of Randall Clements Trust**, the following described real estate situated in Shelby County, Alabama, **the address of which is 187 Lorrin Ln, Sterrett, AL 35147 to-wit:**

LOT 21, ACCORDING TO THE SURVEY OF THE VILLAGES OF WESTOVER, SECTOR 1, AS RECORDED IN MAP BOOK 39, PAGE 9-A AND 9-B, IN THE PROBATE 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.

Whitney Adams being one in the same as Whitney Carden, grantee, in instrument #20120112000016060.

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 3rd day of November, 2022.

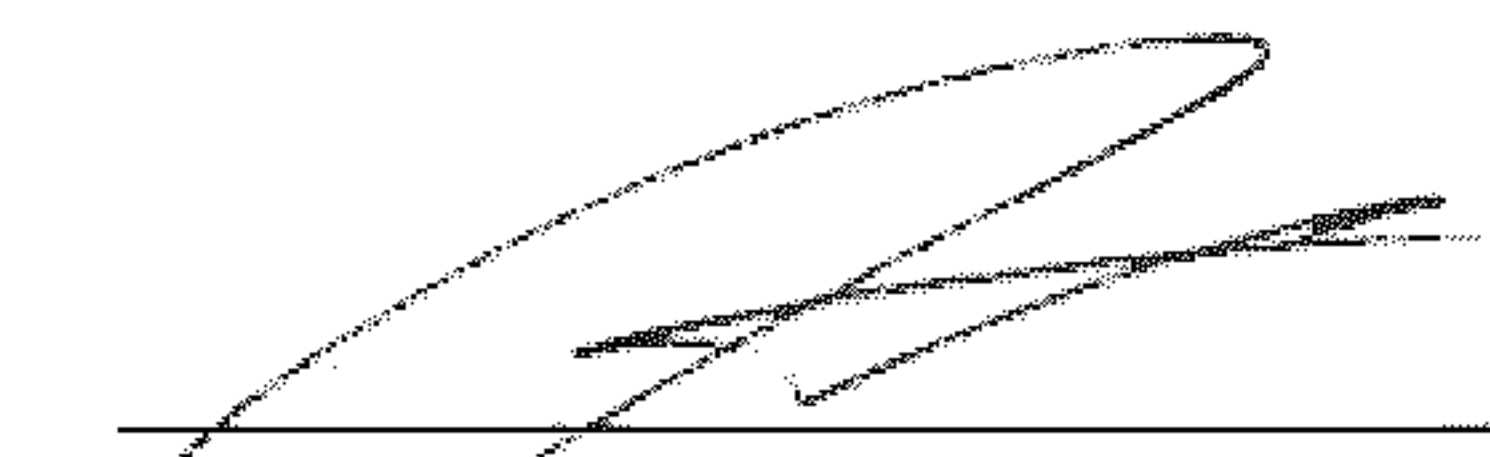

Corey J. Adams

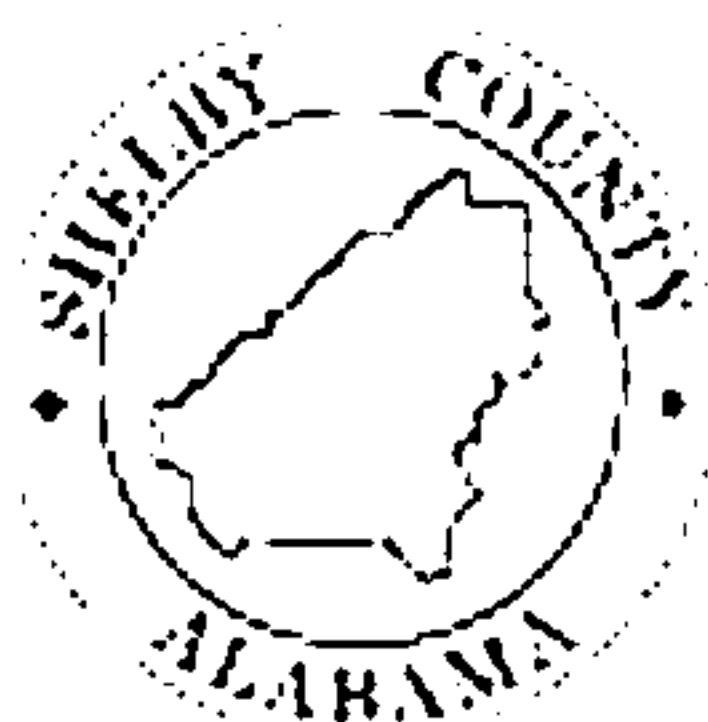

Whitney Adams fka Whitney Carden

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Corey J. Adams and Whitney Adams fka Whitney Carden whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2022.


Notary Public
My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 01:02:01 PM
\$327.00 BRITTANI
20221121000428870

