

SEND TAX NOTICE TO:

Dylan Jaycee Trice and Savanna Marie Sloan
2079 Village Lane
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 **ONE HUNDRED NINETY EIGHT THOUSAND AND 00/100 (\$198,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Leslie Jo Key FKA Leslie Jo Humphres and Robert Shawn Key, wife and husband**, whose address is 204 Blackwell Street, Tupelo, MS 38804 (hereinafter "Grantor", whether one or more), by **Dylan Jaycee Trice and Savanna Marie Sloan**, whose address is 2079 Village Lane 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 **Dylan Jaycee Trice and Savanna Marie Sloan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2079 Village Lane, Calera, AL 35040** to-wit:

Lot 231, according to the Survey of Waterford Village Sector 3, as recorded in Map Book 31, page 135, in the Probate Office of Shelby County, Alabama.


Leslie Jo Key is one and the same person as Leslie Jo Humphres, grantee in that certain deed recorded in Instrument #20031103000731850 with the Judge of Probate 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.

Subject to a third-party mortgage in the amount of \$194,413.00 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 2nd day of December, 2022.



Leslie Jo Key FKA Leslie Jo Humphres

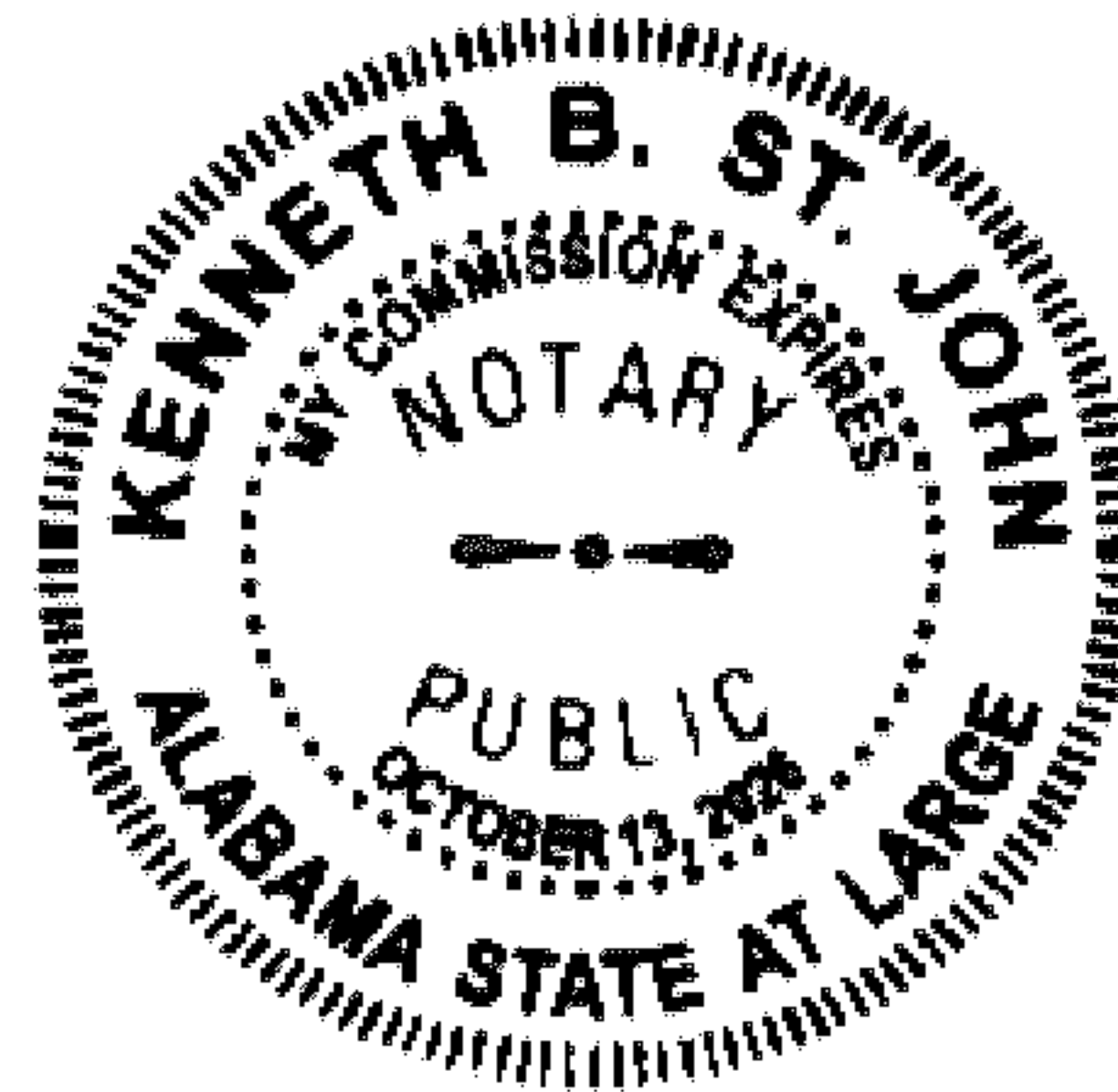

Robert Shawn Key

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Leslie Jo Key FKA Leslie Jo Humphres and Robert Shawn Key whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2022.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 08:02:23 AM
\$30.00 JOANN
20221205000440830

