

20221208000445420
12/08/2022 10:31:29 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Ken Sharkey and Lenora Sharkey
3008 County Road 32
Wilsonville, AL 35186

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 **FIVE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$599,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Austin Kyle Graves and Stephanie Graves, a married couple**, whose address is 7B Mallard Drive East, Ocean Pines, MD 21811, (hereinafter "Grantor", whether one or more), by **Ken Sharkey and Lenora Sharkey**, whose address is 3008 County Road 32, 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 **Ken Sharkey and Lenora Sharkey, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 3008 County Road 32, Wilsonville, AL 35186 to-wit:

Lot 108, according to the Survey of Final Plat Lakewood Estates, as recorded in Map Book 32, Page 112, in the Probate Office 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.

Subject to a third-party mortgage in the amount of \$0.00 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 1st day of December, 2022.

Austin Kyle Graves
Austin Kyle Graves

Stephanie Graves
Stephanie Graves

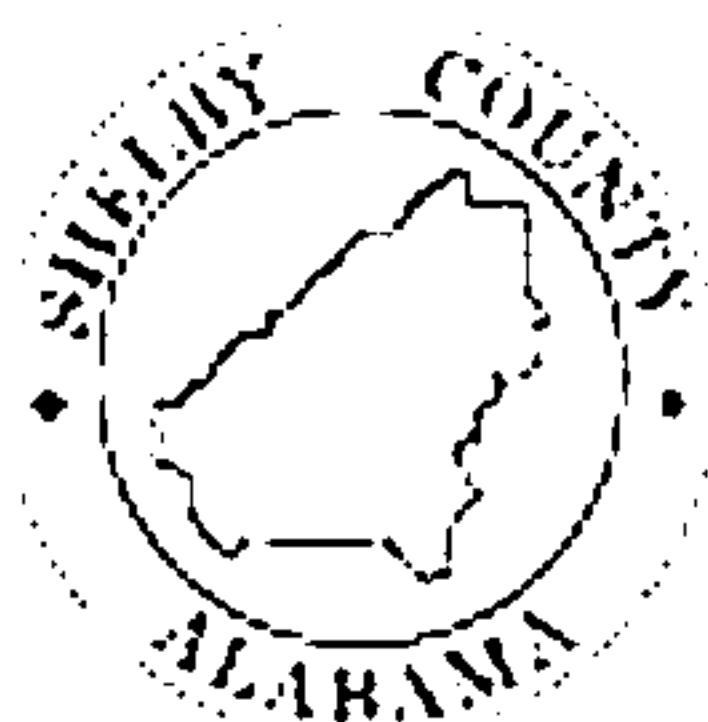
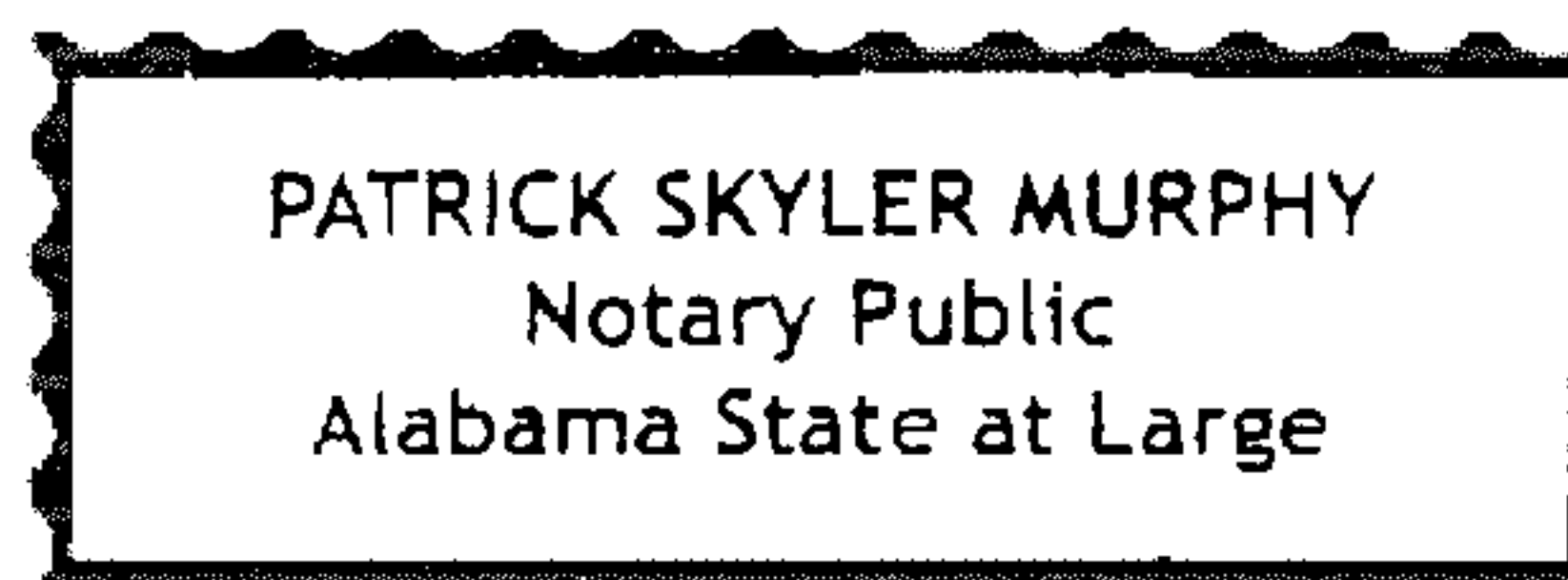
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Austin Kyle Graves and Stephanie Graves 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 1st day of December, 2022.

[Signature]
Notary Public

My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2022 10:31:29 AM
\$625.00 BRITTANI
20221208000445420

Alvin S. Bayl