

SEND TAX NOTICE TO:

Angela S. Morris
1454 Amberly Woods Cv
Helena, AL 35080

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 **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shanice Butts and Jacory Ross, a married couple**, whose address is 280 Koslin Loop, Calera, AL 35115, (hereinafter "Grantor", whether one or more), by **Angela S. Morris**, whose address is 1454 Amberly Woods Cv, Helena, AL 35080, (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 **Angela S. Morris**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1454 Amberly Woods Cv, Helena, AL 35080 to-wit:**

Lot 12A, according to the recorded map and survey of the Resurvey of Lots 12 through 27, of Green Area, Phase 1, Amberley Woods, 3rd Sector, as recorded in Map Book 23, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama.

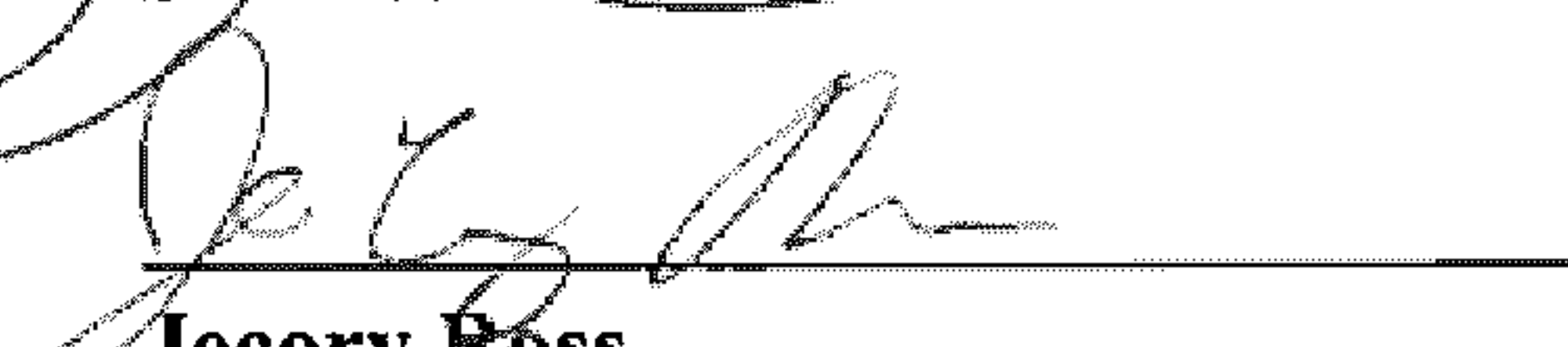
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$220,924.00 executed and recorded simultaneously herewith.

Shanice Butts, the grantee in deed recorded in Instrument Number 20171114000412120, is one and the same person as Shanice Ross.

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.

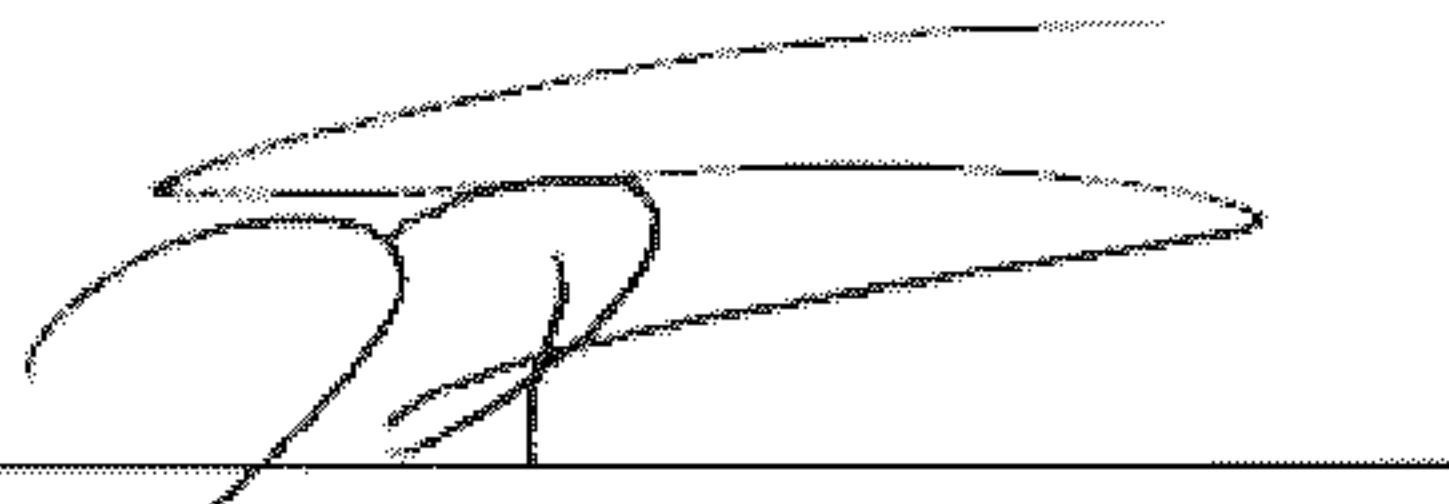
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of November, 2022.

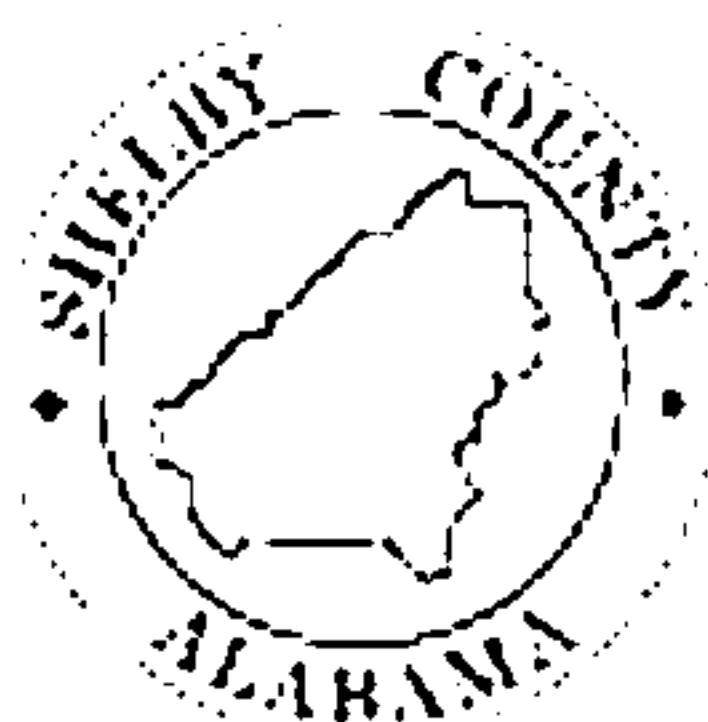
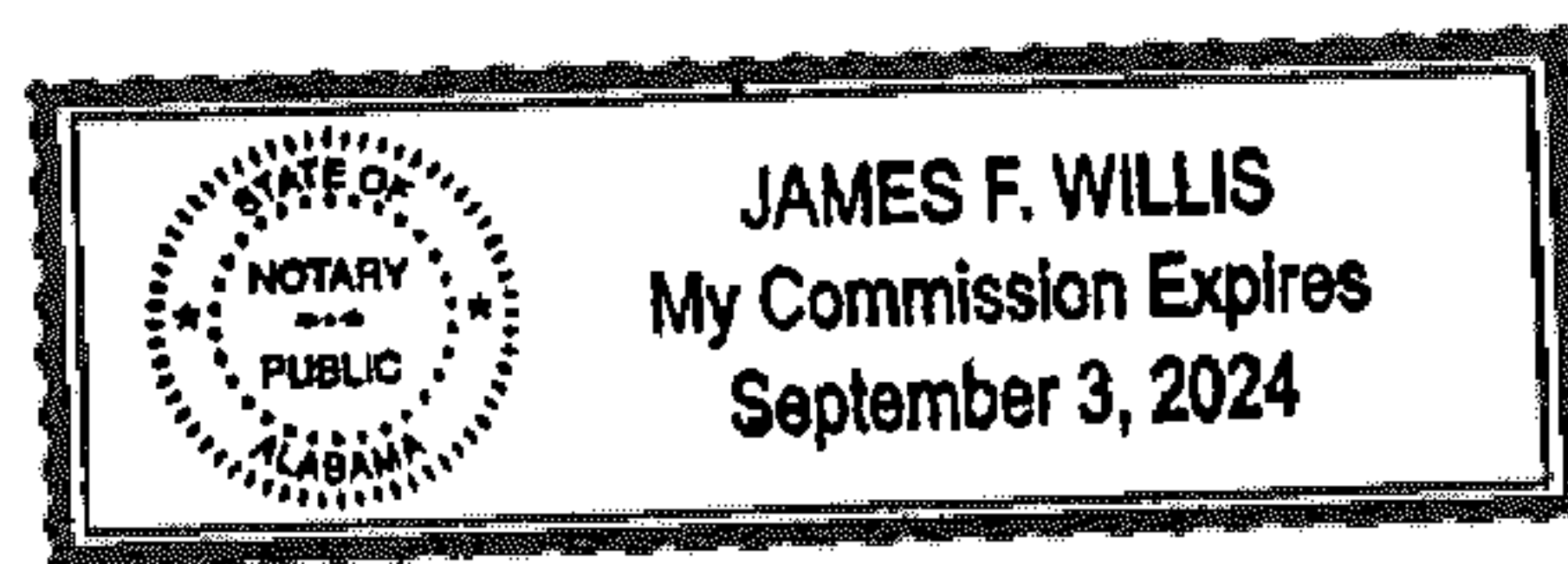

Shanice Butts

Jecory Ross

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Shanice Butts and Jecory Ross 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 30th day of November, 2022.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2022 01:16:29 PM
\$30.50 JOANN
20221208000445940

