

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

Send Tax Notice To: Christie D. Mason
1023 Woodlands Cv.
Helena, AL 35080

File No.: 222804

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thirty Thousand Dollars and No Cents (\$430,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mike Bauder and April Bauder, a married couple, whose mailing address is**

5406 Ranch Mariva Rd. Pell City, AL 35128 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christie D. Mason, whose mailing address is 1023 Woodlands Cv., Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1023 Woodlands Cv., Helena, AL 35080**; to wit;

Lot 24, according to the Survey of The Woodlands, Sector 1, as recorded in Map Book 27, page 63, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$422,211.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of December, 2022.


Mike Bauder


April Bauder

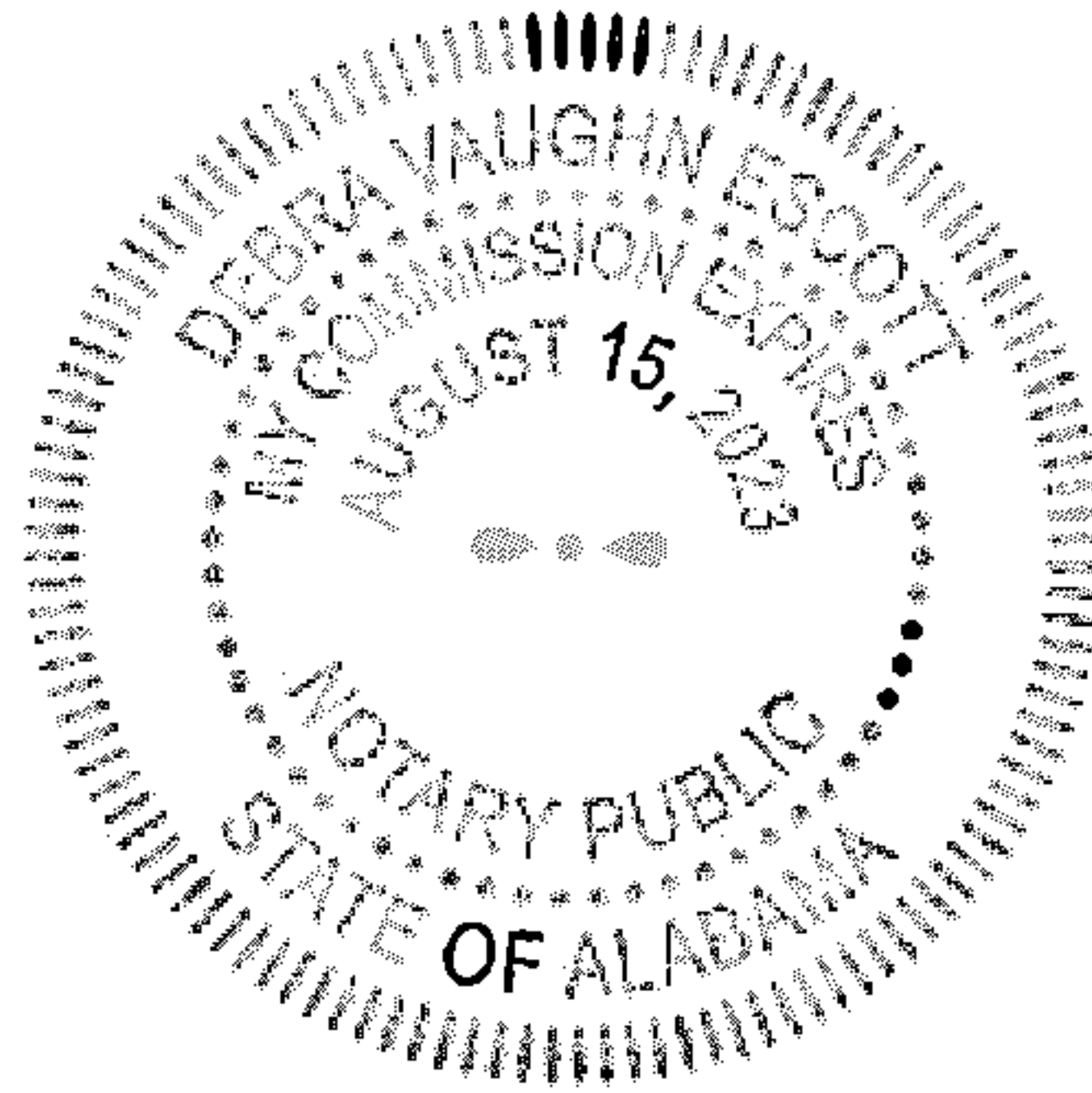
State of Alabama

County of Jefferson

I, Debra Vaughn Esott a Notary Public in and for the said County in said State, hereby certify that Mike Bauder and April Bauder, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2022.

Debra Vaughn Esott
Notary Public, State of Alabama
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 01:14:22 PM
\$33.00 PAYGE
20230103000002130

Allie S. Bayl