

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045**

20230118000014320  
01/18/2023 08:33:15 AM  
DEEDS 1/3

**WARRANTY DEED**

**SEND TAX NOTICES TO:**

344 Camden Cove Cir.  
Calera AL 35040

**STATE OF ALABAMA**

)

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

**WHEREAS**, in consideration of the sum of Two Hundred Eighteen Thousand and 00/100 (\$218,000.00) Dollars and other valuable considerations to the undersigned **GRANTOR(S), Joseph Darren Adkins and Kristen Michelle Adkins**, a married couple, in hand paid by the **GRANTEE(S), Melodie Pettway**, the receipt whereof is acknowledged, I(we), the said **GRANTOR(S)**, do(es) hereby grant, bargain, sell and convey unto the said **GRANTEE(S)** my interest in the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 293, according to the survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33A, B, & C in the Probate Office of Shelby County, Alabama.**

**NOTE: \$214,051.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**Prior Deed Reference: Inst. 20151021000367970.**

**Subject to:**

**Restrictions and covenants as listed on Map Book 25, Page 33A/B/C in the Judge of Probate of Shelby County, Alabama.**

**Restrictions and Covenants as listed on the Amendment to Declaration of Protective Covenants for Camden Cove, Sector One recorded in Deed Book 1999, Page 41873.**

**Restrictions and Covenants as listed on the Declaration of Protective Covenants for Camden Cove, Sector One recorded in Deed Book 1999, Page 10604.**

**TO HAVE AND TO HOLD** to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

**AND THE GRANTOR(S)**, do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 17th day of January, 2023.

  
Joseph Darren Adkins

  
Kristen Michelle Adkins

STATE OF Alabama )  
 )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Joseph Darren Adkins and Kristen Michelle Adkins** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2023.

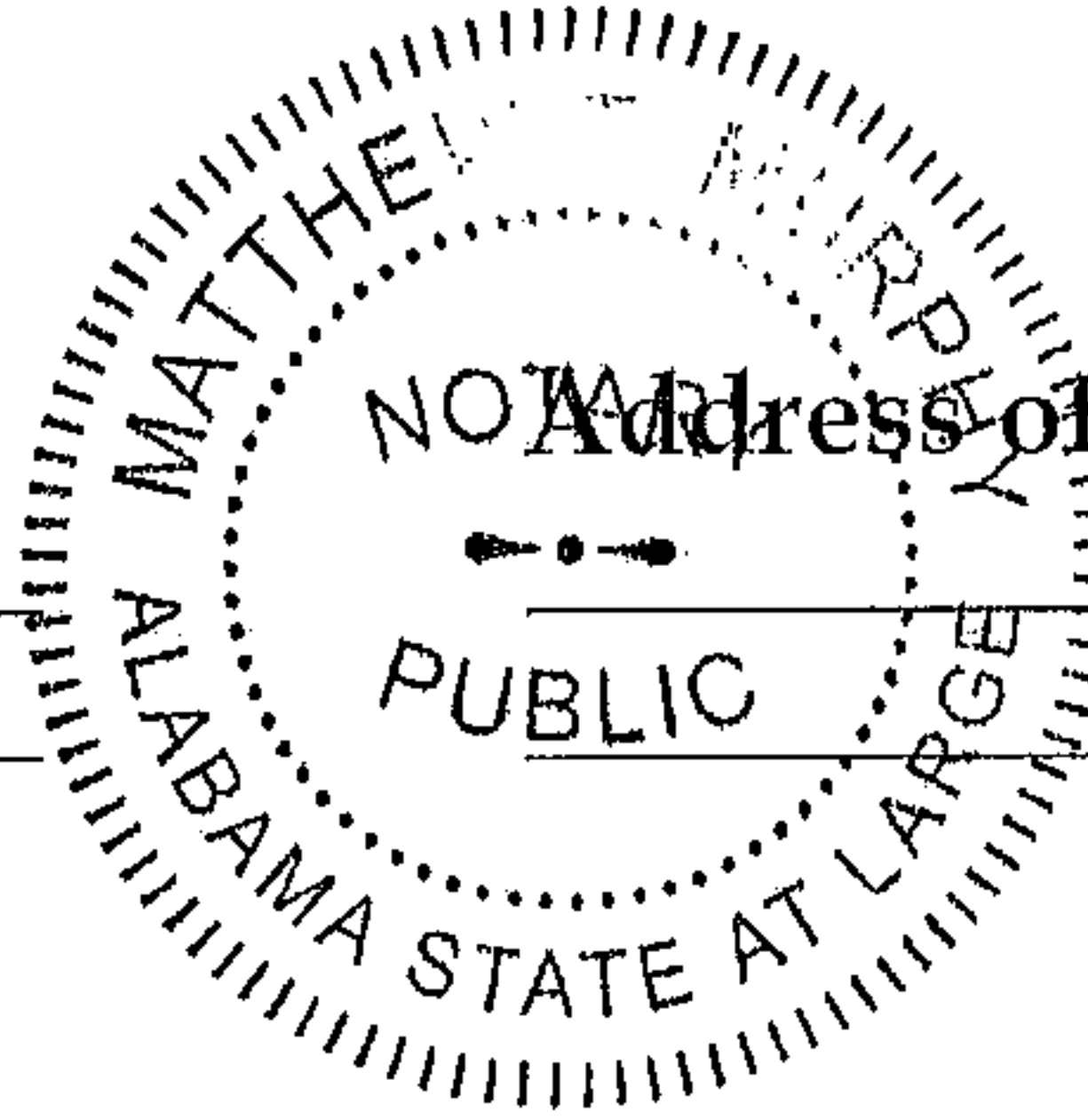
  
NOTARY PUBLIC

My Commission Expires: 12-3-2025

Address of Grantee:

344 Camden Cove  
Calera, AL 35040

Real Value: \$218,000.00

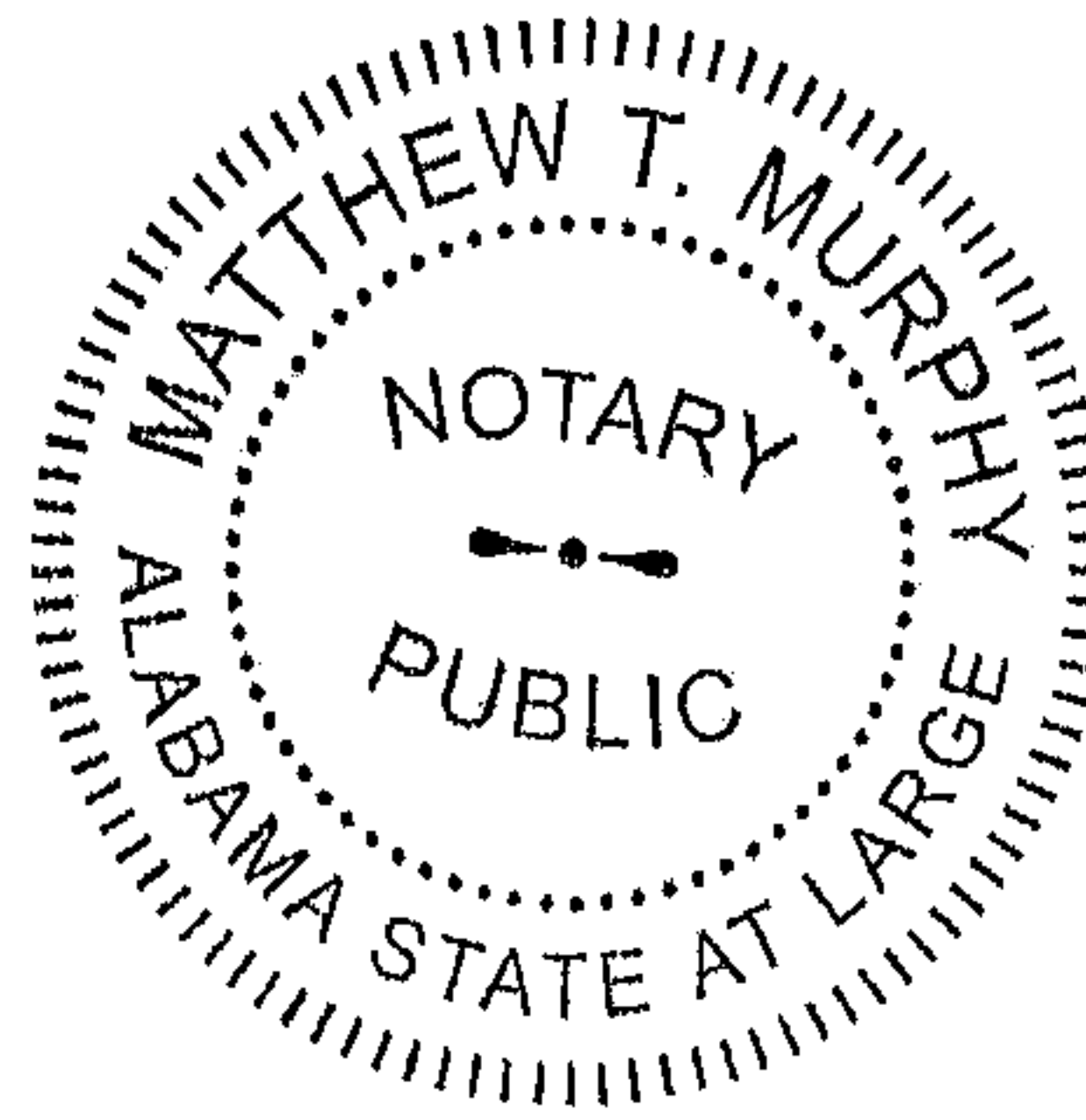


Address of Grantor:

5036 1/2  
Calera, AL  
35040

Property Address:

344 Camden Cove Circle  
Calera, AL 35040



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/18/2023 08:33:15 AM  
\$32.00 BRITTANI  
20230118000014320

*Alvin S. Bayl*