

SEND TAX NOTICE TO:

Avery L. Jordan and Lynda Shakei Jordan
762 4th Place Southwest
Alabaster, AL 35007

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 **THREE HUNDRED TWO THOUSAND AND 00/100 (\$302,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Heritage Holding Company, LLC, an Alabama Limited Liability Company**, whose address is 554 Miller Circle, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Avery L. Jordan and Lynda Shakei Jordan**, whose address is 762 4th Place Southwest Alabaster AL. 35007 (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 **Avery L. Jordan and Lynda Shakei Jordan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **762 4th Place Southwest, Alabaster, AL 35007 to-wit:**

Lot No. 130, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the Easterly right of way line of Old Montevallo Road and the northerly right of way line of 1st Court, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southeasterly along said right of way line of 1st Court for 163.08 feet; thence 79 degrees 38 minutes 02 seconds left and run northeasterly for 60.97 feet; thence 93 degrees 02 minutes 05 seconds left and run northwesterly for 143.05 feet to a point on the easterly right of way line of Old Montevallo Road; thence 86 degrees 57 minutes 55 seconds left and run southwesterly along said right of way line of Old Montevallo Road for 11.78 feet to the beginning of a curve to the right, said curve having a radius of 182.47 feet; thence southwesterly along said right of way line of Old Montevallo Road and along the arc of said curve for 75.09 feet to the point of beginning. Situated in 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 \$302,000.00 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 20th day of January, 2023.

Heritage Holding Company, LLC, an Alabama Limited Liability Company

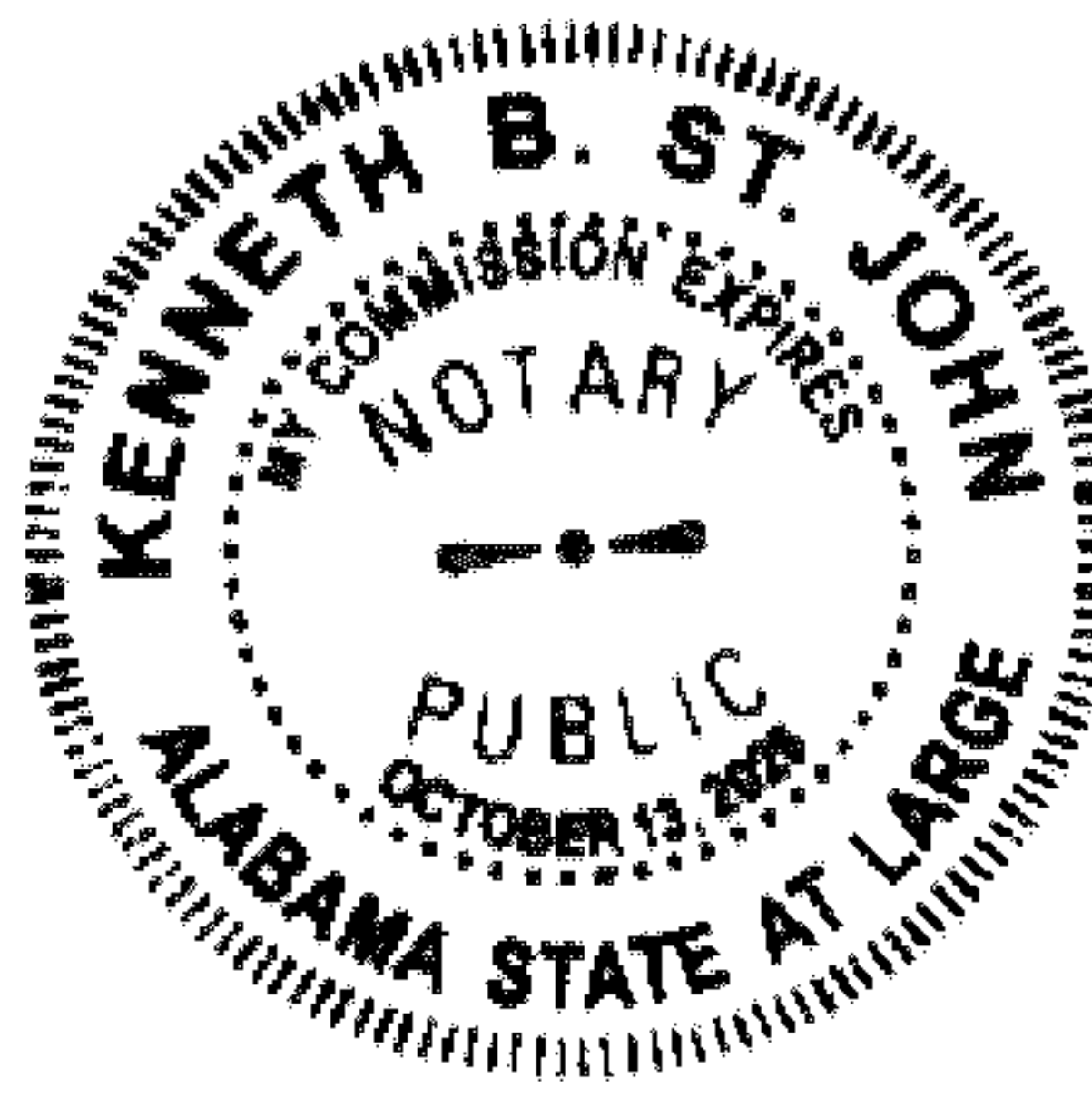
By: 
Anthony J. Oddo, Jr., Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Anthony J. Oddo, Jr. whose name as Member of Heritage Holding Company, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 20th day of January, 2023.


Notary Public
Print Name: 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
01/23/2023 10:50:33 AM
\$26.00 JOANN
20230123000017620

