

SEND TAX NOTICE TO:

Samantha Rominger
1063 Pilgrim Lane
Montevallo, AL 35115

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 SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nancy Hudson, an unmarried woman**, whose address is 8220 Wynwood Drive, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Samantha Rominger**, whose address is 1063 Pilgrim Lane, Montevallo, AL 35115 (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, **Samantha Rominger**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1063 Pilgrim Lane, Montevallo, AL 35115 to-wit:**

Lot 144, according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42, page 28, and amended in Map Book 42, page 29, in the Office of the Judge of Probate of Shelby County, Alabama.


Nancy Hudson is the surviving grantee of that certain deed recorded in Instrument No. 20160308000073200, in the Probate Office of Shelby County, Alabama; the other grantee, Roger Hudson, having died on or about the 11th day of December, 2020.

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 \$225,250.00 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.

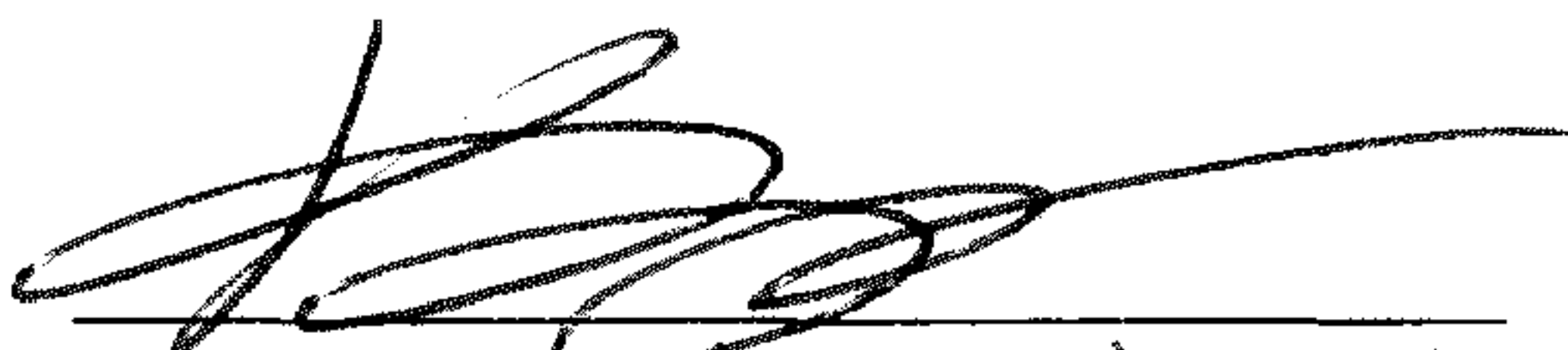
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of January, 2023.

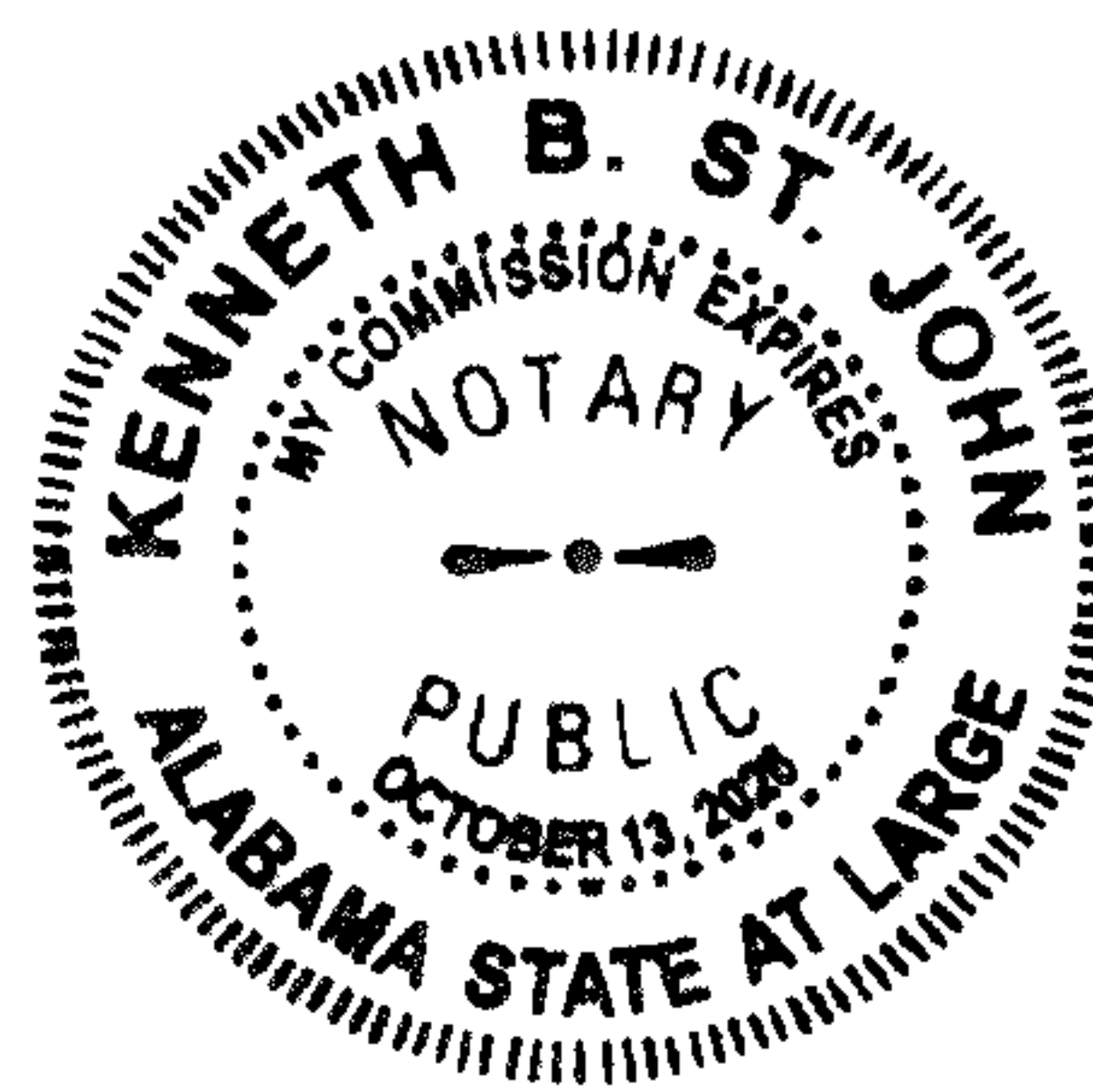

Nancy Hudson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Nancy Hudson whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2023.


Notary Public 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
02/01/2023 08:00:14 AM
\$65.00 JOANN
20230201000026010

