

20230202000027450  
02/02/2023 08:12:49 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Matthew McCain and Anna McCain  
5028 Little Turtle Drive  
Birmingham, AL 35242

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 SIXTY EIGHT THOUSAND AND 00/100 (\$368,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeffrey Scott Howard and Katlyn Renee Howard, husband and wife**, whose address is 128 Cheshire Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Matthew McCain and Anna McCain**, whose address is 5028 Little Turtle Drive, Birmingham, AL 35242 (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 **Matthew McCain and Anna McCain, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5028 Little Turtle Drive, Birmingham, AL 35242 to-wit:**

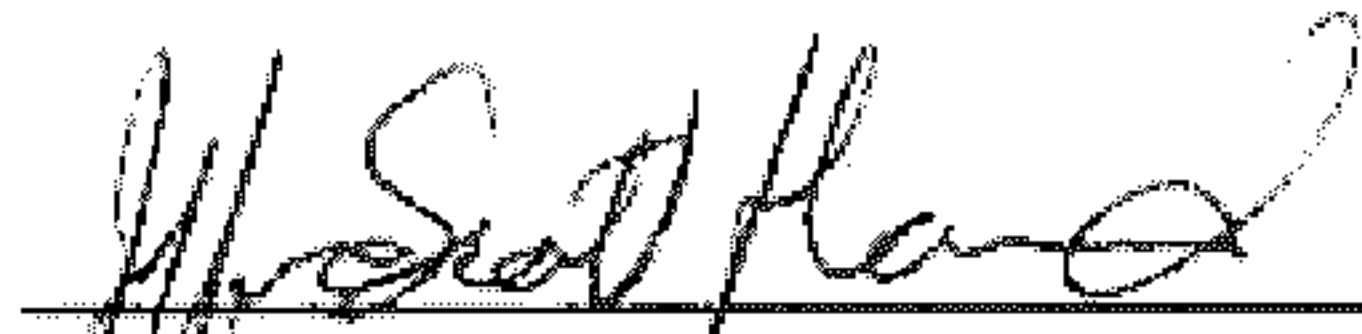
**Lot 13, in Block 5, according to the Survey of Broken Bow South, Phase 2, as recorded in Map Book 14, Page 72, in the Probate Office of Shelby County, Alabama.**

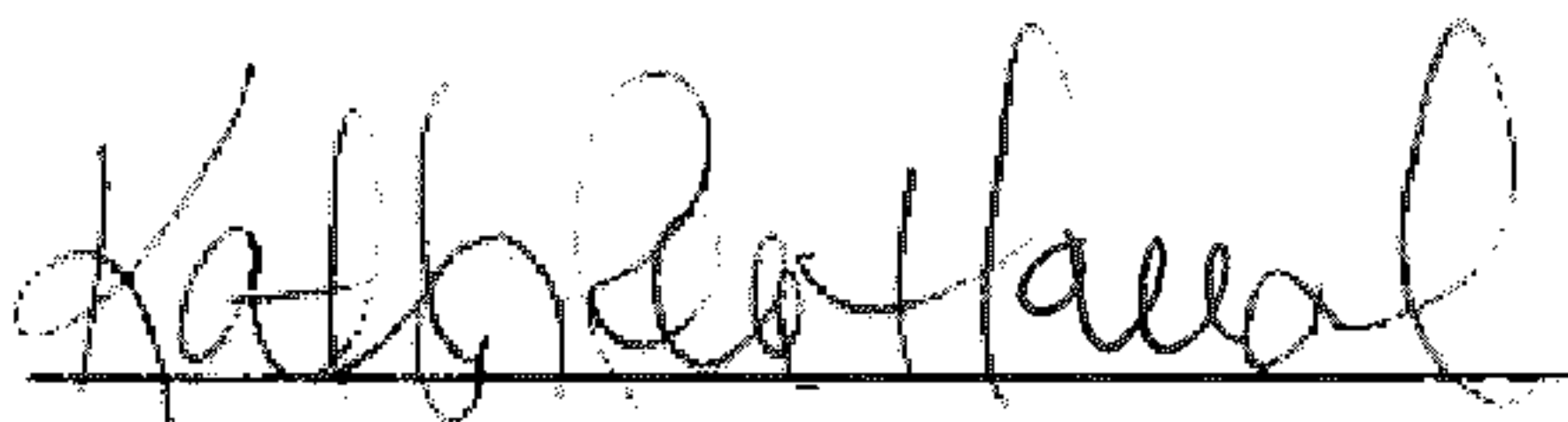
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$188,000.00 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 1st day of February, 2023.

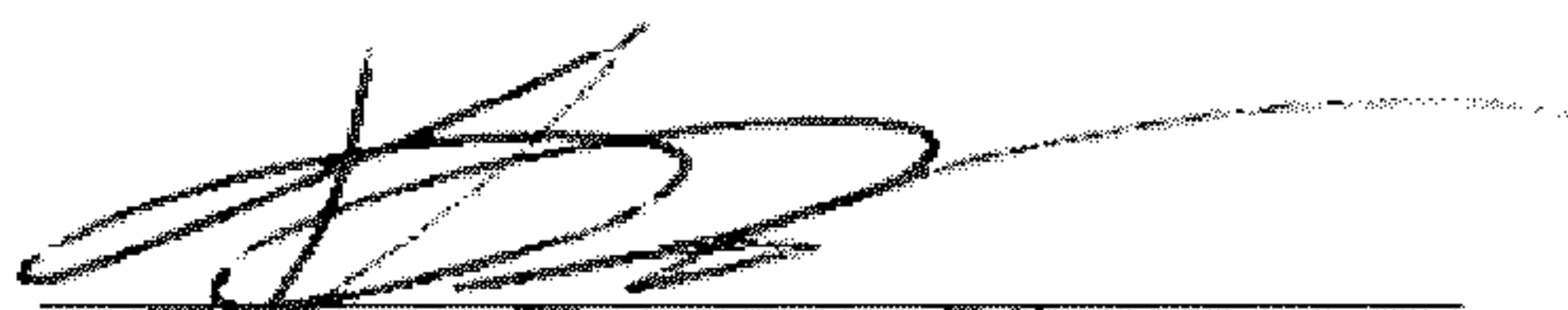
  
**Jeffrey Scott Howard**

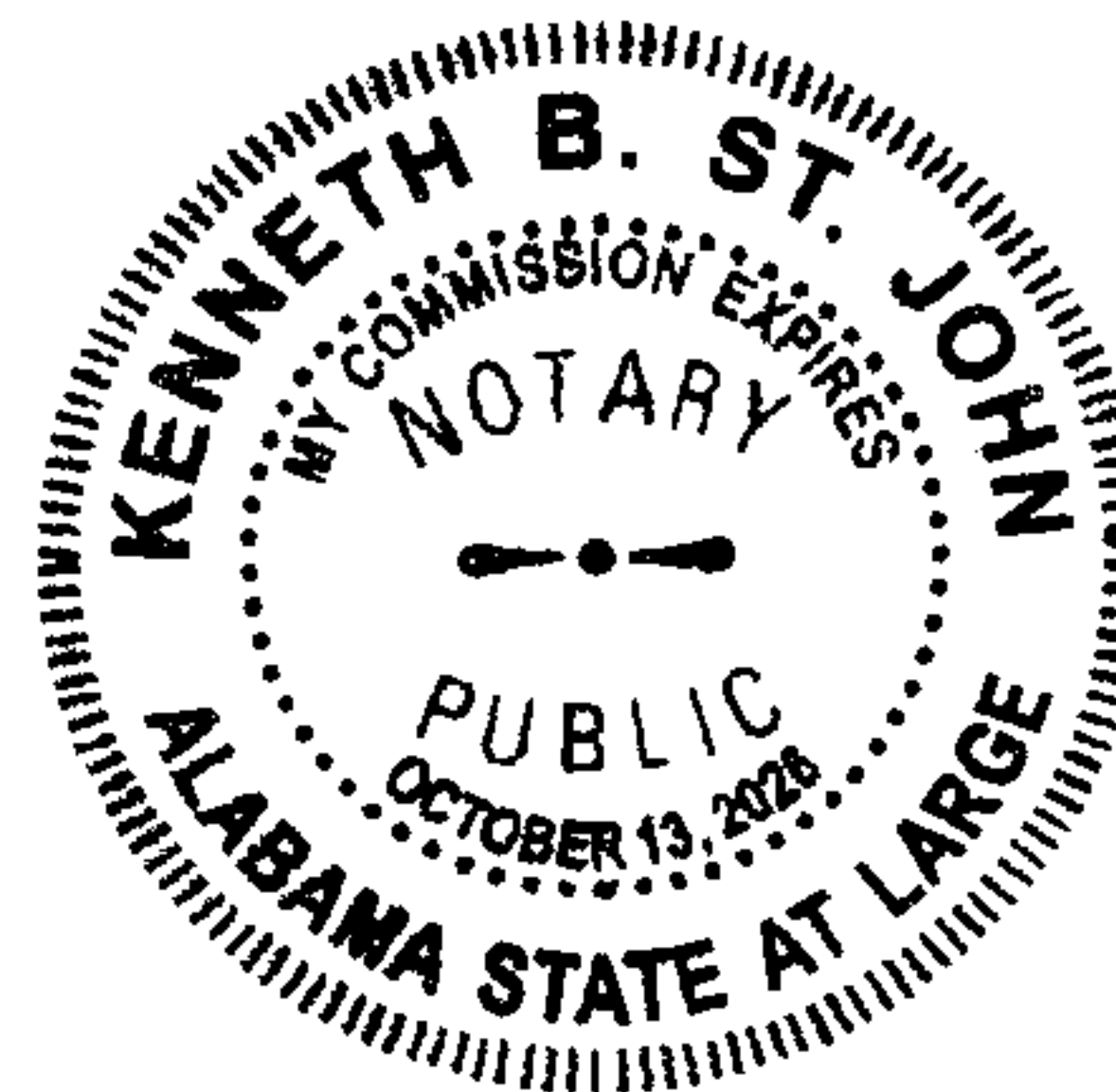
  
**Katlyn Renee Howard**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey Scott Howard and Katlyn Renee Howard whose names are signed to the foregoing conveyance, and who 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 1st day of February, 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  
02/02/2023 08:12:49 AM  
\$205.00 BRITTANI  
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