

20230224000049850
02/24/2023 08:08:45 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Larry Falkner and Terry Butler
2014 Kerry Circle
Calera, AL 35040

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 FIFTY FIVE THOUSAND AND 00/100 (\$255,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa Barrett fka Melissa A. Gallups and Tyler D. Barrett, wife and husband**, whose address is 506 Heatherbrooke Rd., Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Larry Falkner and Terry Butler**, whose address is 2014 Kerry Circle, Calera, AL 35040 (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, **Larry Falkner and Terry Butler, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2014 Kerry Circle, Calera, AL 35040 to-wit:**

Lot 69, according to the Amended Map of Kinsale Garden Homes 1st Sector, as recorded in Map Book 35, Page 49, in the Probate Office of Shelby County, Alabama.

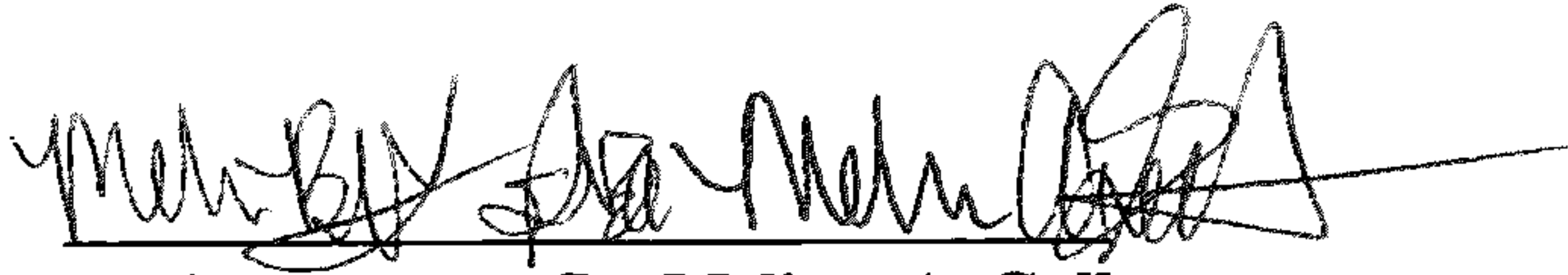
Melissa Barrett is one and the same person as Melissa A. Gallups, grantee in that certain deed recorded in Instrument # 20170207000046430 in the Probate Office of Shelby County, Alabama.

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 \$0.00 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 23rd day of February, 2023.



Melissa Barrett fka Melissa A. Gallups



Tyler D. Barrett

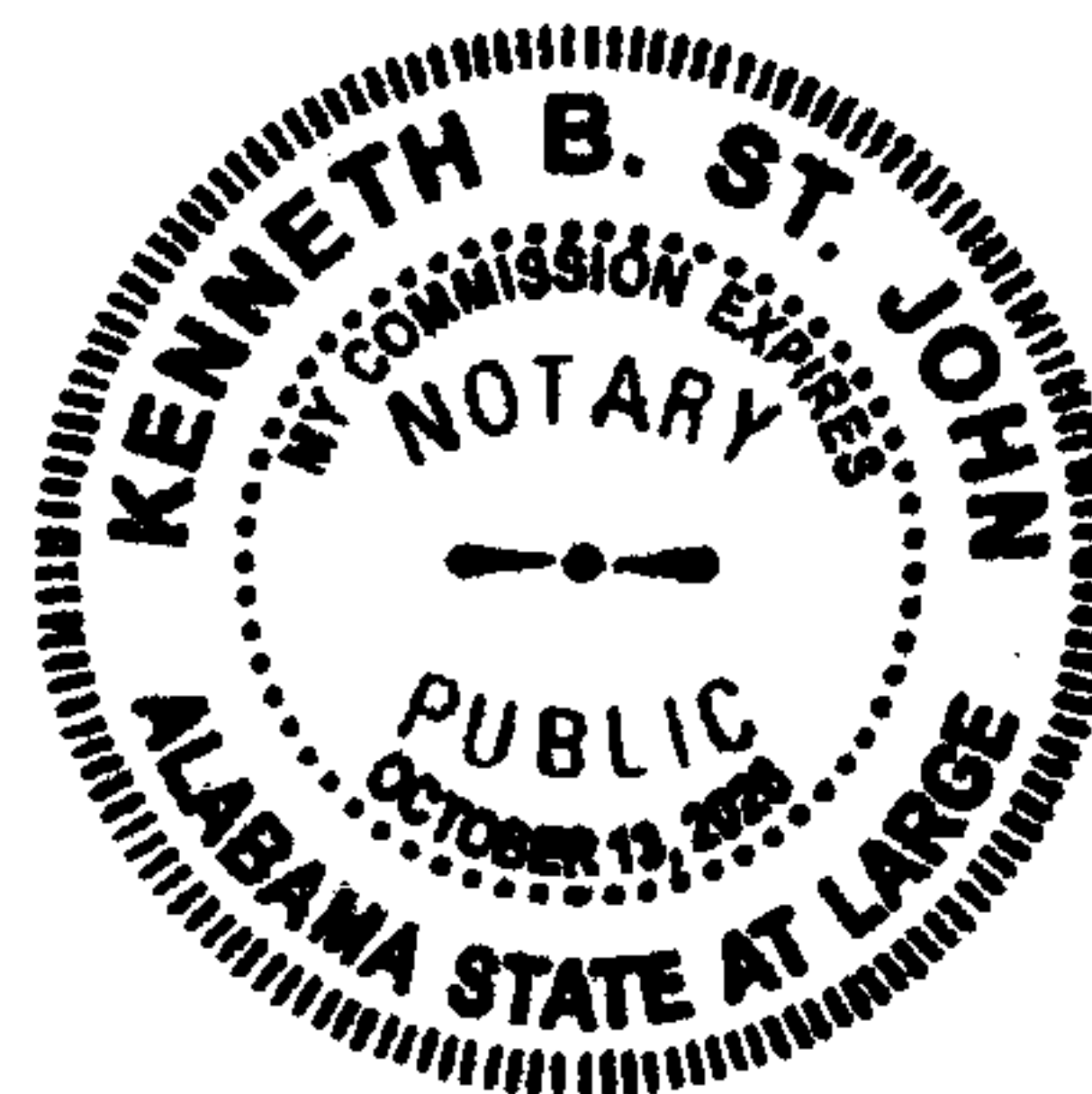
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Melissa Barrett fka Melissa A. Gallups and Tyler D. Barrett 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 23rd day of February, 2023.



Notary Public : **Kenneth B. St. John**
My Commission Expires: **10/13/2024**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2023 08:08:45 AM
\$281.00 PAYGE
20230224000049850

Allen S. Bayl