



20230301000056270 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
03/01/2023 01:32:28 PM FILED/CERT

Send Tax Notice to:
William Tate King
2383 Forest Lakes Ln.
Sterrett, AL 35147

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-6450

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$267,500.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Stephanie Renee Davis, a single woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

121 Eden lane, Huntsville, AL 35811

by **William Tate King (herein referred to as "Grantee")**, whose mailing address is

2383 Forest Lakes Ln., Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2383 Forest Lakes Ln, Sterrett, AL 35147**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$277,130.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

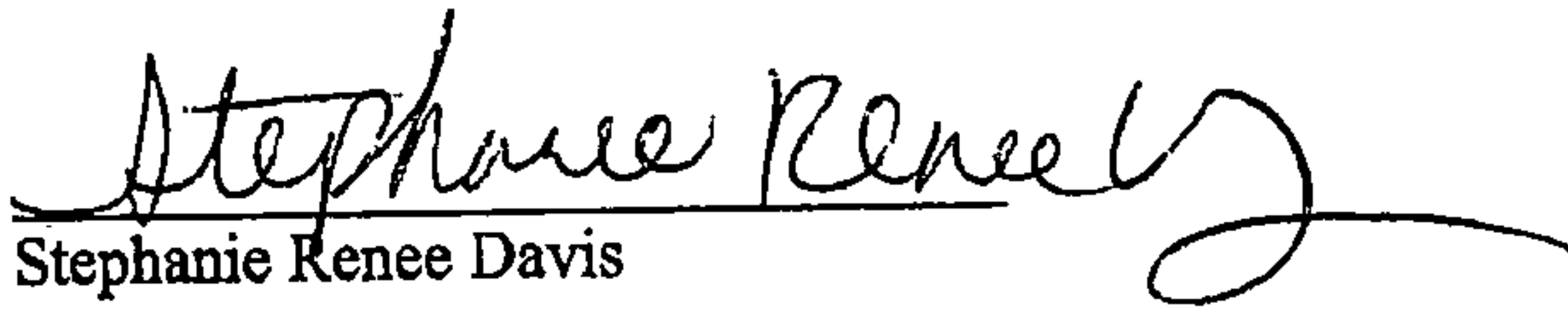
The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

20230301000056270 03/01/2023



20230301000056270 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
03/01/2023 01:32:28 PM FILED/CERT

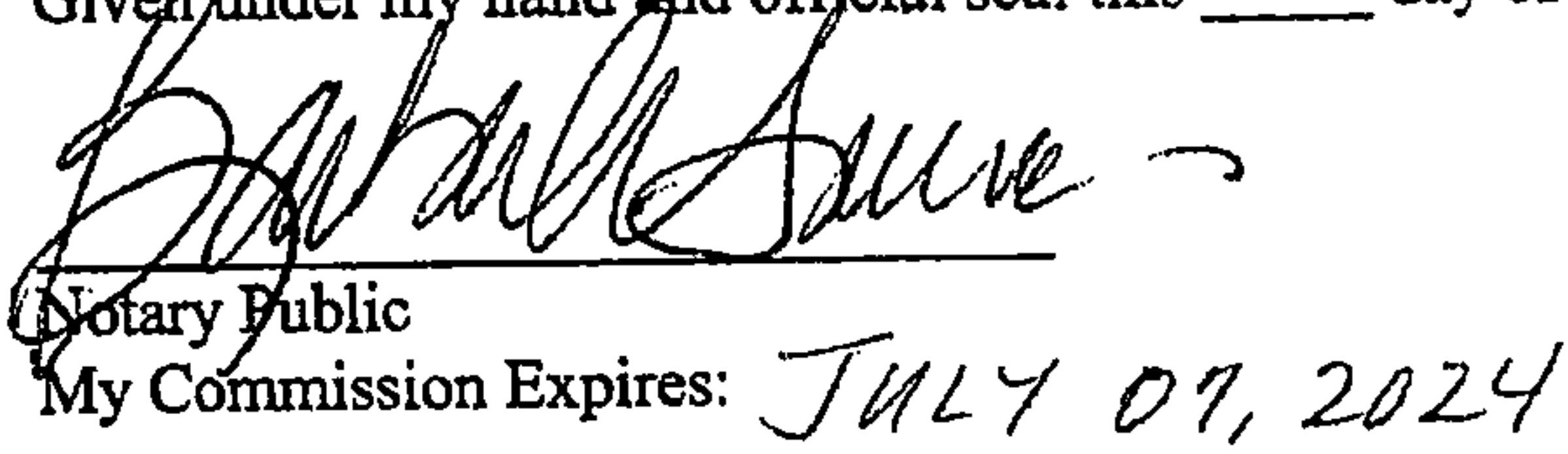
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15 day of February, 2023

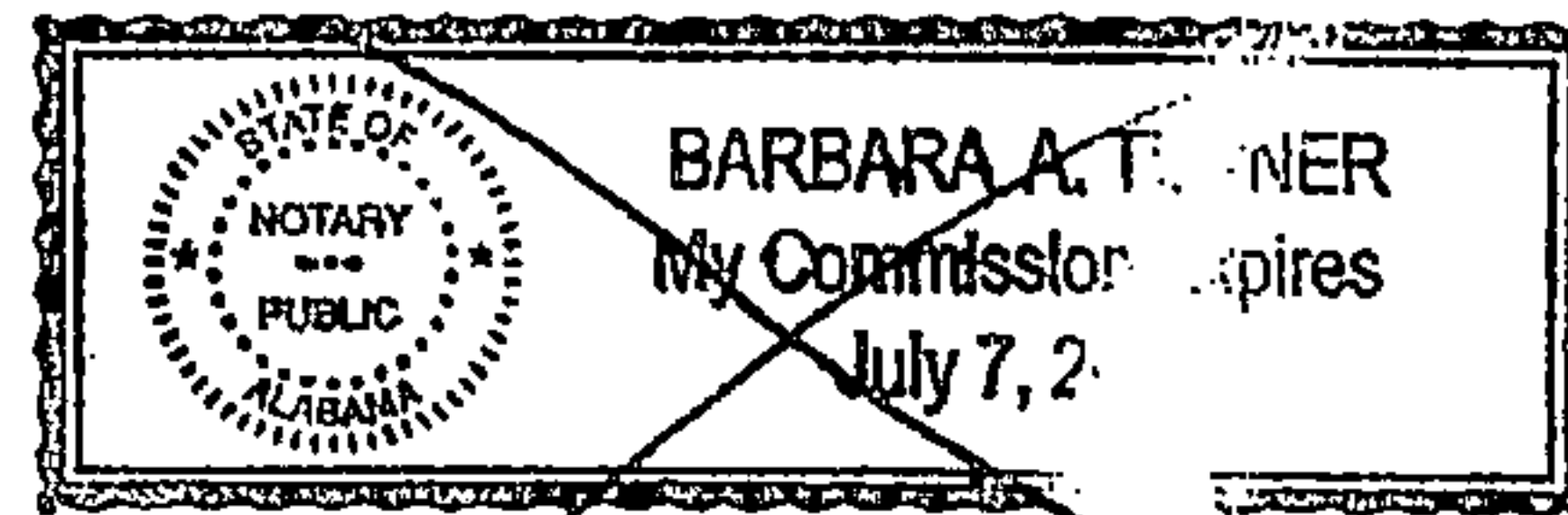
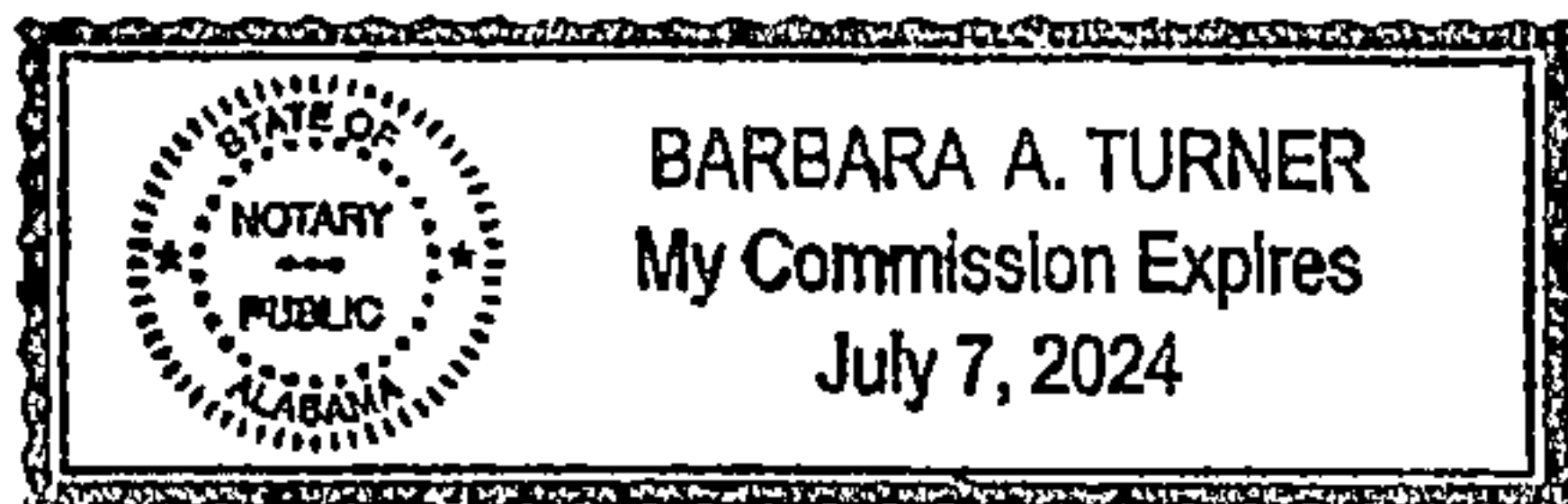

Stephanie Renee Davis

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie Renee Davis whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of February, 2023.


Notary Public
My Commission Expires: JULY 07, 2024



Erin
2/15/23
BA



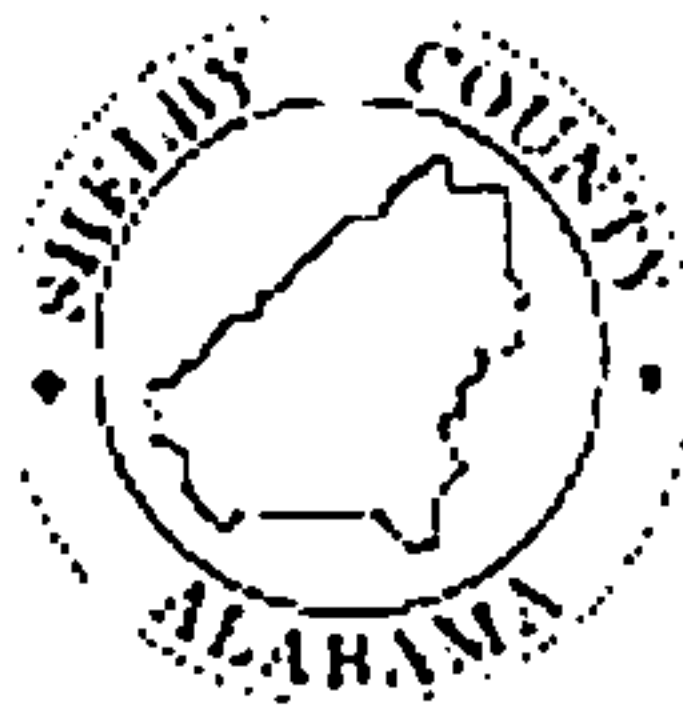
20230301000056270 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
03/01/2023 01:32:28 PM FILED/CERT

20230301000056270 03/01/2023

EXHIBIT A

Property 1:

Lot 227, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32,
Page 26 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 01:32:28 PM
\$711.30 JOANN
20230301000056270

General Warranty Deed - Individual (AL)

Alvin S. Bayl