

20230314000070140

03/14/2023 01:27:43 PM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

SEND TAX NOTICE TO:

Kayla Guillot

2803 Bridlewood Terrace

Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY SIX THOUSAND AND 00/100 (\$296,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joshua B. Walker and Ashley Layne Walker, husband and wife**, whose address is **169 Barimore Blvd, Helena, AL 35080**, (hereinafter "Grantor", whether one or more), by **Kayla Guillot**, whose address is **2803 Bridlewood Terrace, Helena, AL 35080** (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 **Kayla Guillot**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2803 Bridlewood Terrace, Helena, AL 35080 to-wit:**

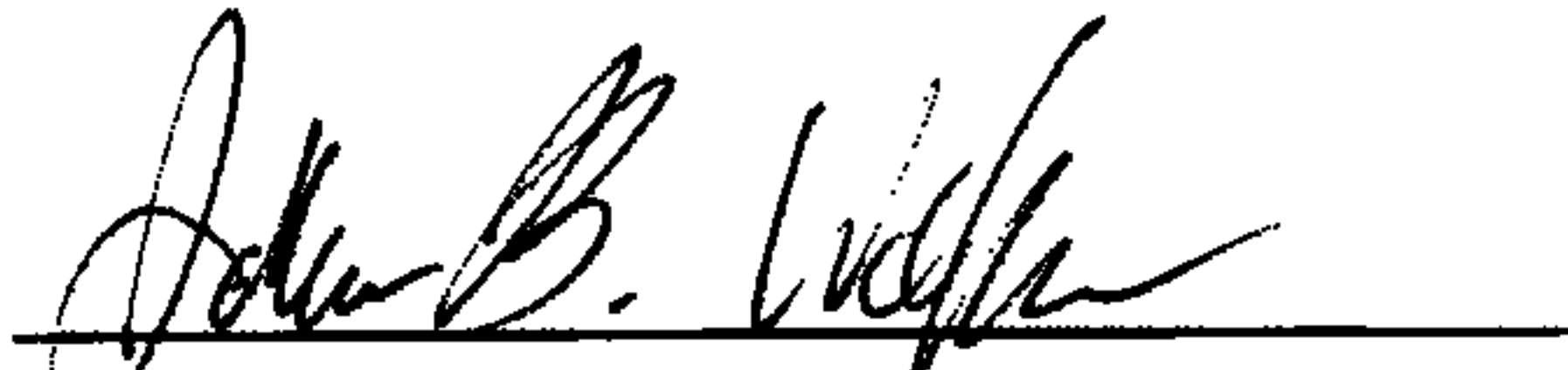
Lot 2, according to the Survey of Bridlewood Parc Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

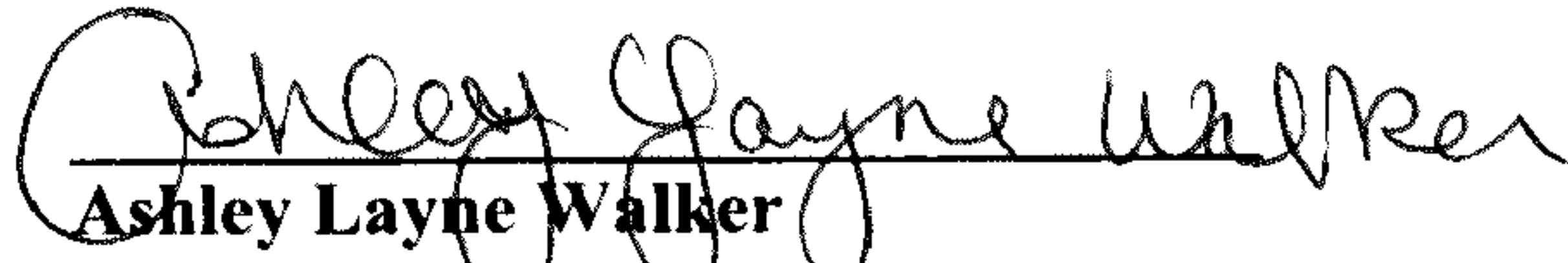
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$286,121.00 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 14th day of March, 2023.

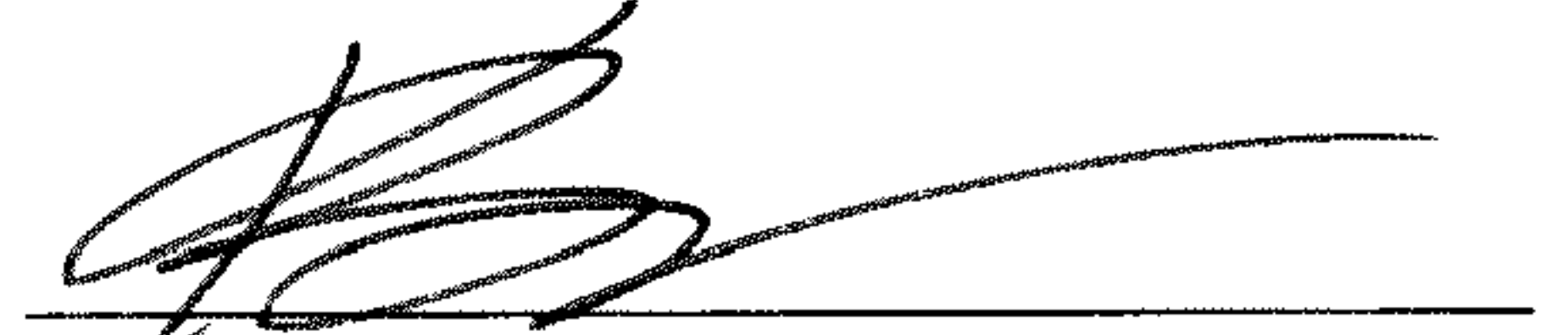

Joshua B. Walker

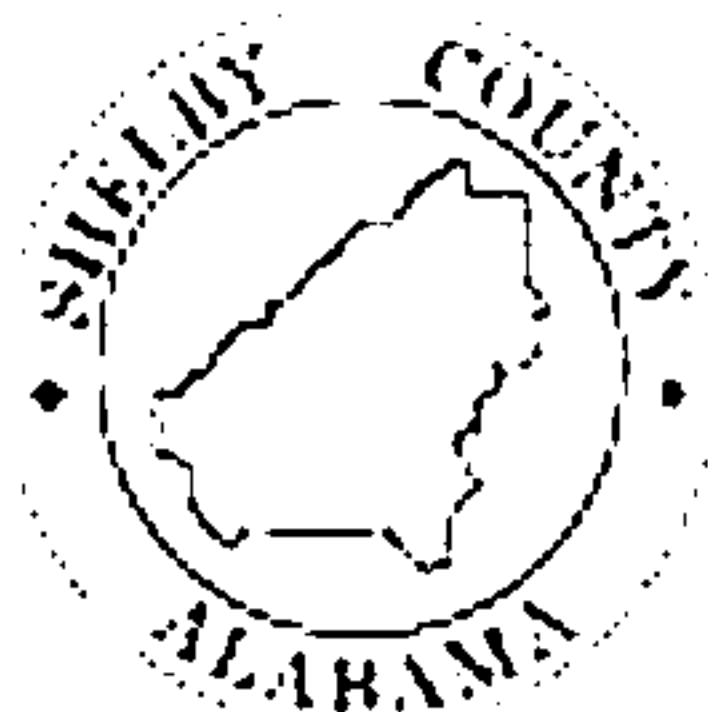
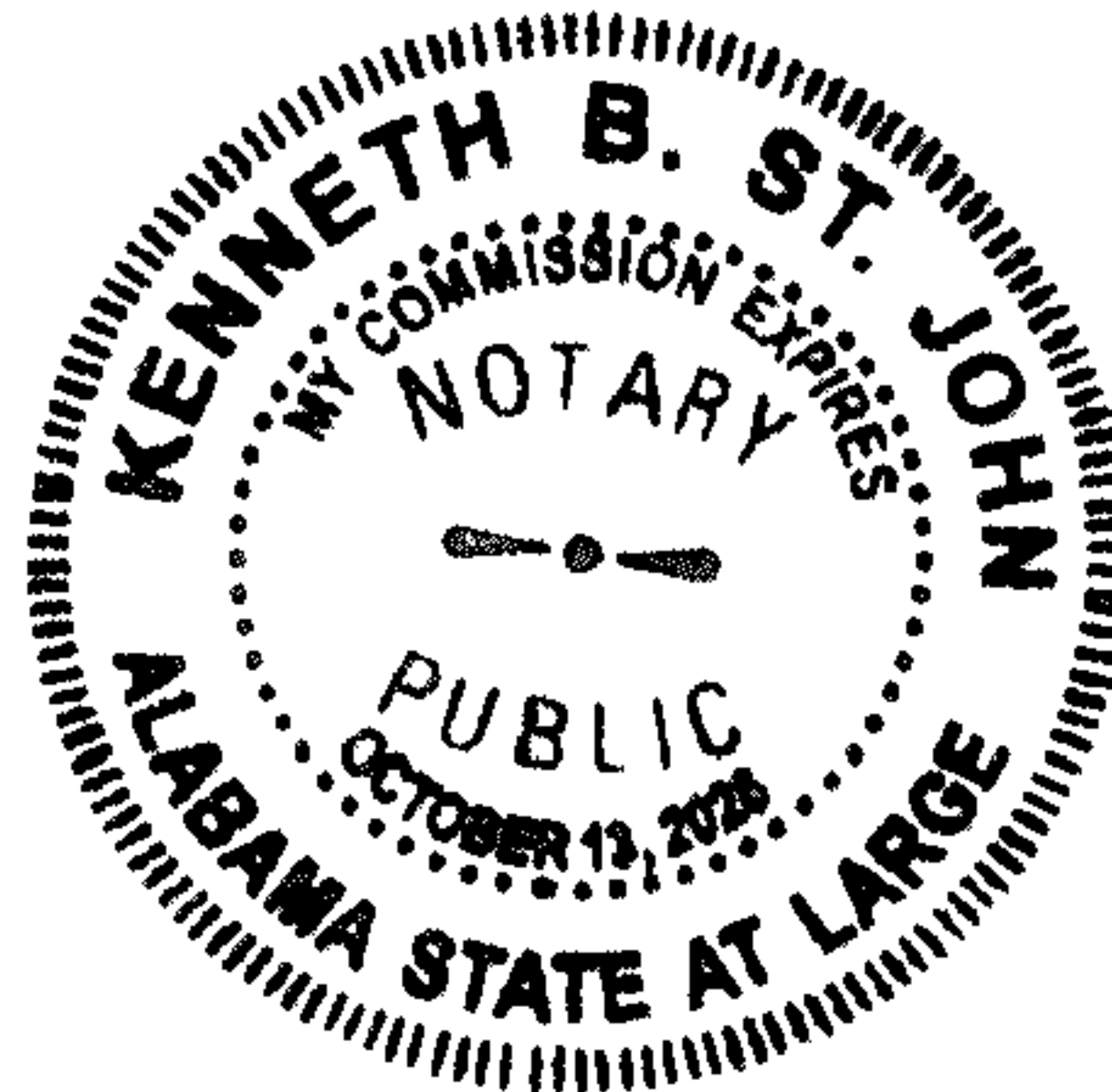

Ashley Layne Walker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Joshua B. Walker and Ashley Layne Walker, 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.

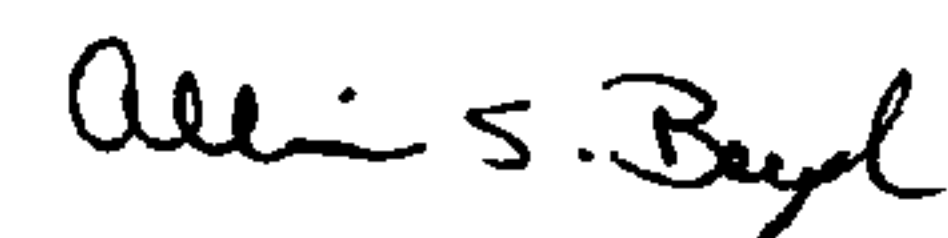
Given under my hand and official seal this 14th day of March, 2023.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



File No.: PEL-23-888

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2023 01:27:43 PM
\$35.00 JOANN
20230314000070140

 2 of 2