

SEND TAX NOTICE TO:

Brian Mathews and Michelle Mathews
137 High Crest Road
Pelham, AL 35124

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 **FIVE HUNDRED TWELVE THOUSAND AND 00/100 (\$512,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gregory Chad Spain, an unmarried person, and Megan L. Spain, an unmarried woman**, whose address is 113 Weatherly Way, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Brian Mathews and Michelle Mathews**, whose address is 137 High Crest Road, Pelham, AL 35124, (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 **Brian Mathews, and Michelle Mathews, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 137 High Crest Road, Pelham, AL 35124 to-wit:**


Lot 20-A, according to a final record plat of a resurvey of Lots 19, 20 and 21, Oak Crest Sector Two, as recorded in Map Book 30, Page 69, 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.

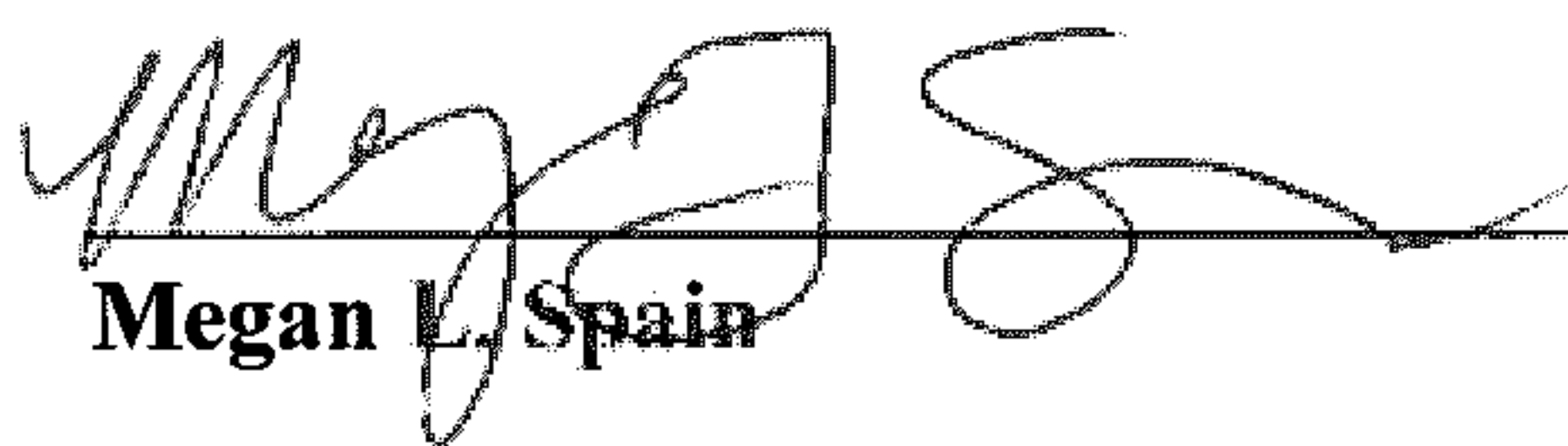
Subject to a third-party mortgage in the amount of \$409,600.00 executed and recorded simultaneously herewith.

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 20th day of April, 2023.



Gregory Chad Spain



Megan L. Spain

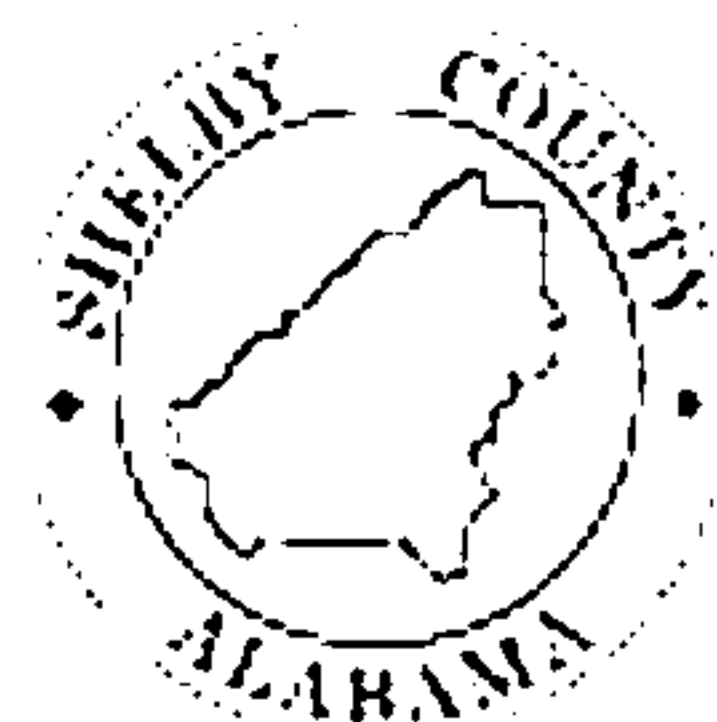
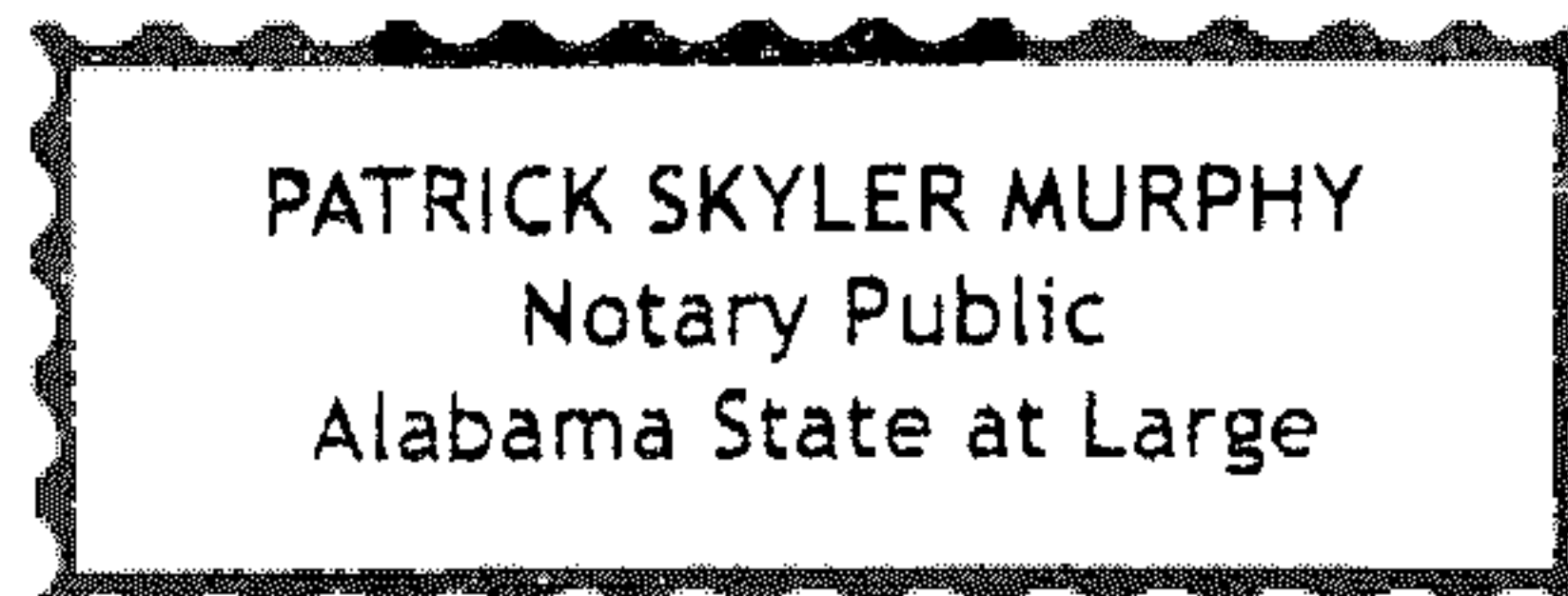
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gregory Chad Spain and Megan L. Spain 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 20th day of April, 2023.



Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2023 02:54:05 PM
\$127.50 JOANN
20230420000114470

