

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3657

Renata Peavy
2125 Bailey Brook Ct.
Hoover, AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand Dollars and 00/100 Dollars (\$175,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Susan Kilby, an unmarried person and Diane L. McDaniel, an unmarried person** whose mailing address is: 3808-33 Vista Campana S., Oceanside, CA 92057 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Renata Peavy** whose mailing address 2125 Bailey Brook Ct., Hoover, Al 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 126 Hayesbury Ct., Pelham, Al 35124 to wit:

Lot 125, according to the Survey of Haysbury Phase 4, recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$131,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18 day of ~~July~~, 2023.

April

Diane L. McDaniel
Diane L. McDaniel

STATE OF CA

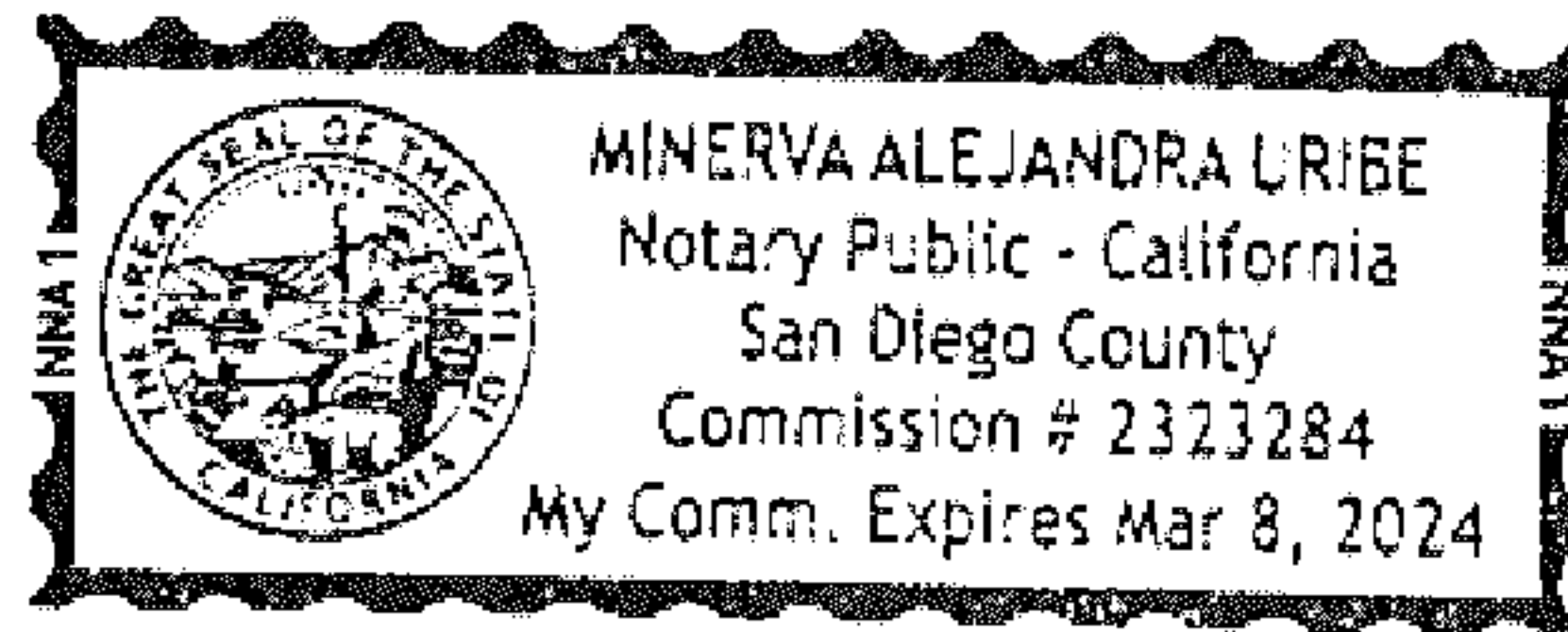
San Diego County ss:

I, Minerva Alejandra Uribe, a Notary Public in and for said county in said state, hereby certify that **Diane L. McDaniel** is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 18 day of April, 2023

My Commission Expires: Mar. 8, 2024

Minerva Uribe
Notary Public



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of April, 2023.

Susan Kilby
Susan Kilby

STATE OF Alabama

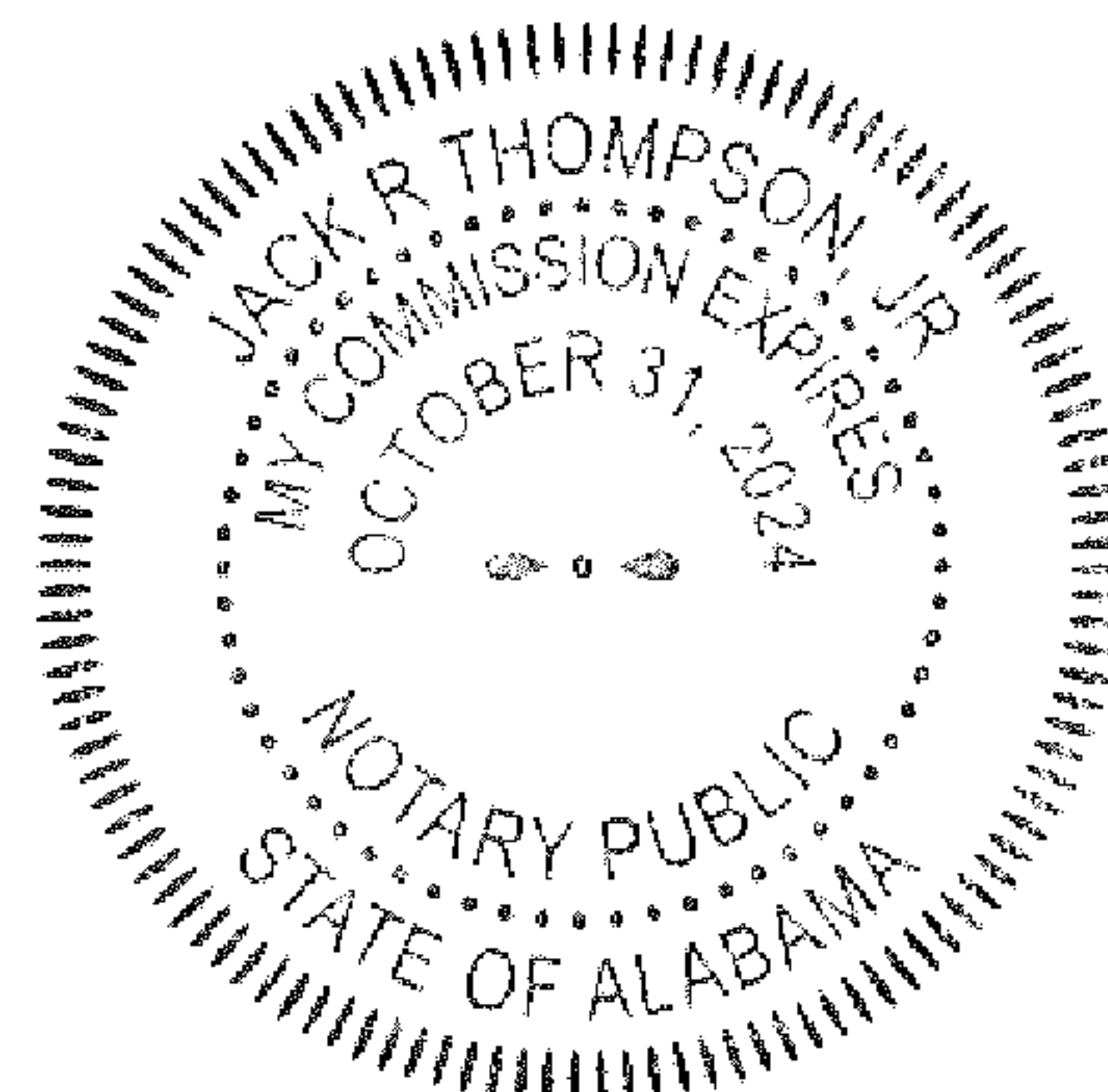
Tetlow County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Susan Kilby** is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of April, 2023

My Commission Expires: 10/31/2024

Thompson
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/27/2023 10:44:13 AM
\$69.00 JOANN
20230427000122490

Allie S. Boyd

