


FMV: \$5,000

**WARRANTY DEED**

  
20230524000156720 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
05/24/2023 04:00:12 PM FILED/CERT

**GRANTOR:**

GRADY G. DUFFEY, JR.  
44640 BOXWOOD DRIVE  
CALLAWAY, MD 20620

**GRANTEE:**

S. DIANNE WHITSON &  
ROGER MORRIS WHITSON  
72 DUFFEY DRIVE  
WILSONVILLE, AL 35186

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of a gift of love to my sister and brother-in-law by the undersigned grantor, Grady G. Duffey, Jr., a married man, who certifies this is not his homestead and whose address is 44640 Boxwood Drive, Callaway MD 20620, herein referred to as Grantor), in hand accepted by S. Dianne Whitson & Roger Morris Whitson, (herein referred to as the Grantee), whose address is 72 Duffey Drive, Wilsonville, AL 35186, the receipt and sufficiency of which are hereby acknowledged, I, the said Grady G. Duffey, Jr., do hereby grant, bargain, sell and convey unto the said S. Dianne Whitson & Roger Morris Whitson, the following described real estate situated, lying and being in Wilsonville, Shelby County, Alabama, to-wit:

*No Property Address*

Lot 3, according to the survey of Duffey Family Subdivision, as recorded in Map Book 42, Page 147, Judge of Probate, Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2023
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

And I, the said Grady G. Duffey, Jr. do, for myself, my heirs, executors and administrators, covenant with the said S. Dianne Whitson and Roger Morris Whitson, their heirs and assigns, that I am lawfully seized in fee simple of said premises: that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same unto the

Shelby County, AL 05/24/2023  
State of Alabama  
Deed Tax: \$5.00



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said S. Diane Whitson and Roger Morris Whitson, their heirs and assigns, forever,  
against the lawful claims of all persons.

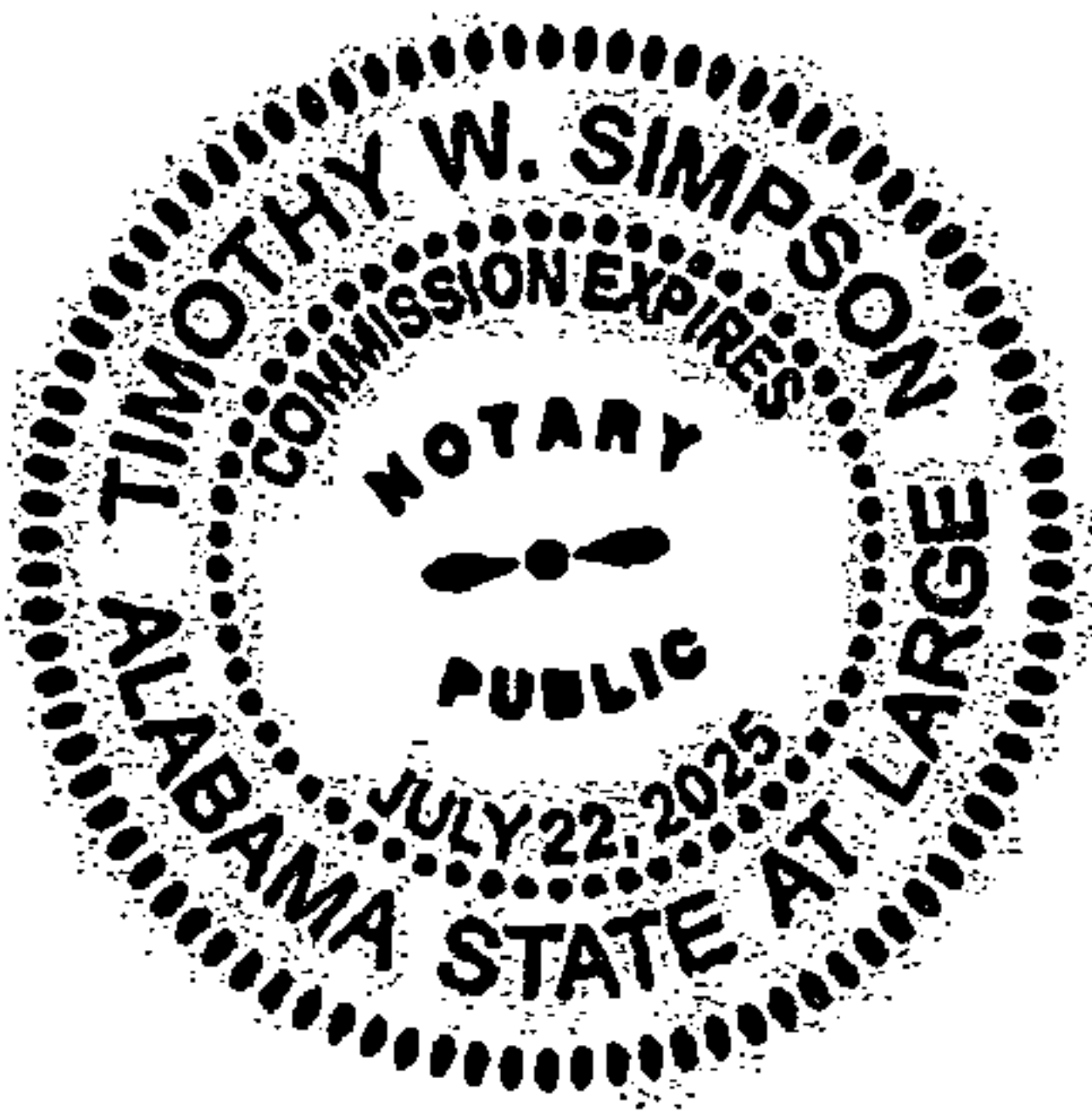
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1<sup>st</sup> day  
of May, 2023.

Grady G. Duffey, Jr.

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said State at Large,  
do hereby certify that Grady G. Duffey, Jr. whose name is signed to the foregoing  
conveyance, and who is known to me, acknowledged before me on this day that,  
being informed of the contents of this conveyance, he executed the same  
voluntarily on the day the same bares date.

Given under my hand and seal of office this 1st day of May, 2023.



Notary Public

TIMOTHY W. SIMPSON

My Commission Expires July 22, 2025

DEED PREPARED BY: GRADY G. DUFFEY, Jr., Owner

44640 Boxwood Dr.

Callaway, MD. 20620