

SEND TAX NOTICE TO:
David Lee Maddox and Taylor Paige Maddox
6018 Forest Lakes Cove
Sterrett, AL 35147

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 **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nikol Kristina Jones, an unmarried person**, whose address is 4093 Crossings Lane, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **David Lee Maddox and Taylor Paige Maddox**, whose address is 6018 Forest Lakes Cove, Sterrett, AL 35147, (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 **David Lee Maddox and Taylor Paige Maddox, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6018 Forest Lakes Cove, Sterrett, AL 35147 to-wit:**

Lot 344, according to the Final Plat of Forest Lakes, Sector 4, as recorded in Map Book 33, pages 25 A, B and C 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 \$304,385.00 executed and recorded simultaneously herewith.

**David Lee Maddox is one and the same person as David Maddox
and Taylor Paige Maddox is one and the same person as Taylor Maddox**

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 30th day of June, 2023.




Nikol Kristina Jones

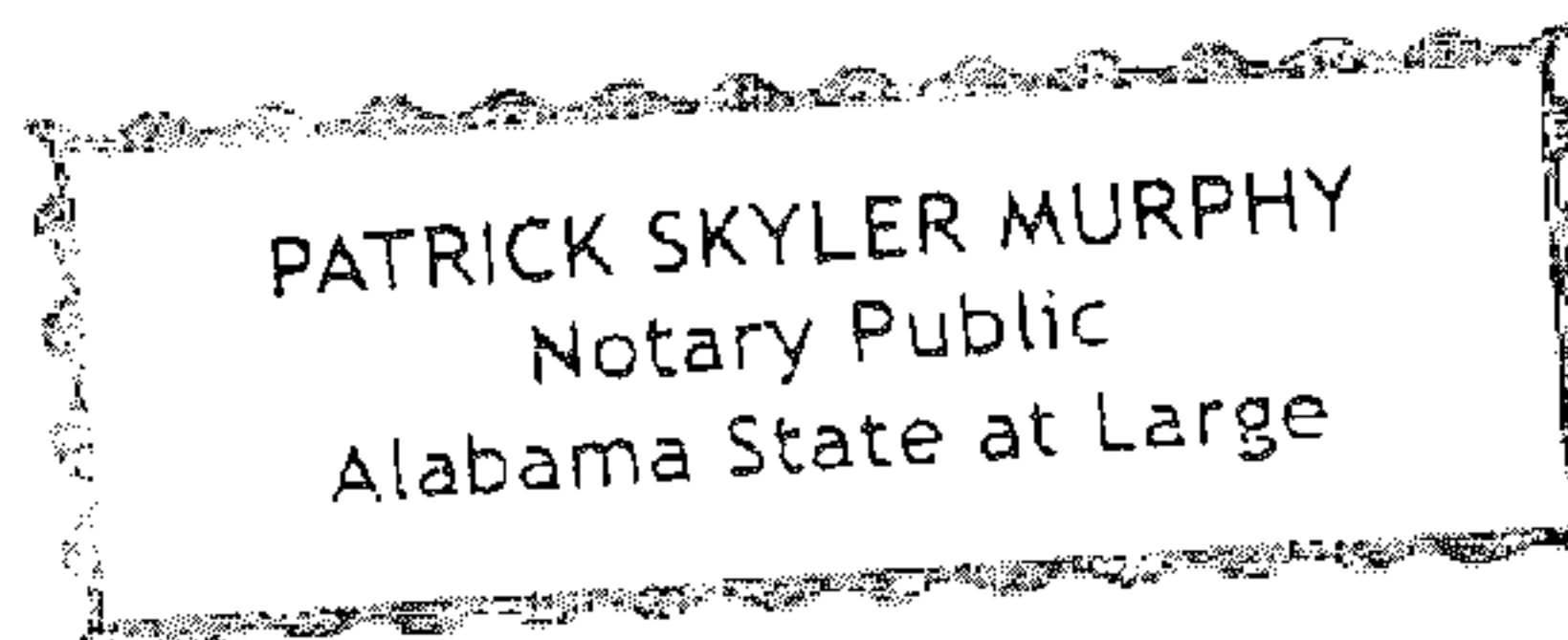
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Nikol Kristina Jones 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 30th day of June, 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
06/30/2023 03:21:42 PM
\$33.00 JOANN
20230630000196350

Allen S. Bayl