

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210

Send Tax Notice To: Jennifer Key Canon
1159 Eagle Park Rd
Birmingham, AL 35242

File No.: 233002

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Nine Thousand Dollars and No Cents (\$59,000.00)**, the amount of which can be verified in the Settlement Agreement between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Wilbur J. Lock, a single person, whose mailing address is 1159 Eagle Park Rd., Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer Key Canon f/k/a Jennifer Lock, whose mailing address is 1159 Eagle Park Rd, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1159 Eagle Park Rd., Birmingham, AL 35242**; to wit;

Lot 13, according to the Survey of Eagle Point, 12th Sector, Phase I, as recorded in Map Book 22, Page 43 A & B, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$305,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 1st day of

July, 2023.



Wilbur J. Lock

State of Alabama

County of Jefferson

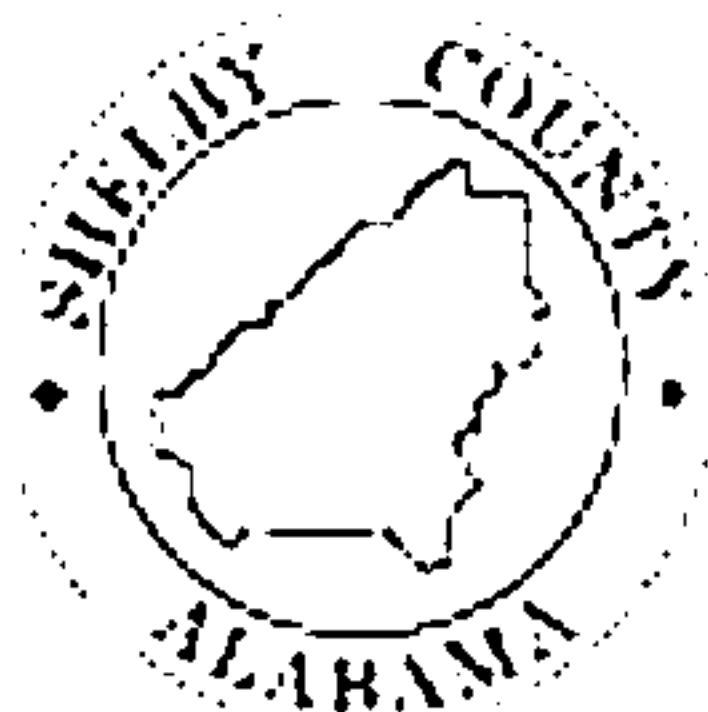
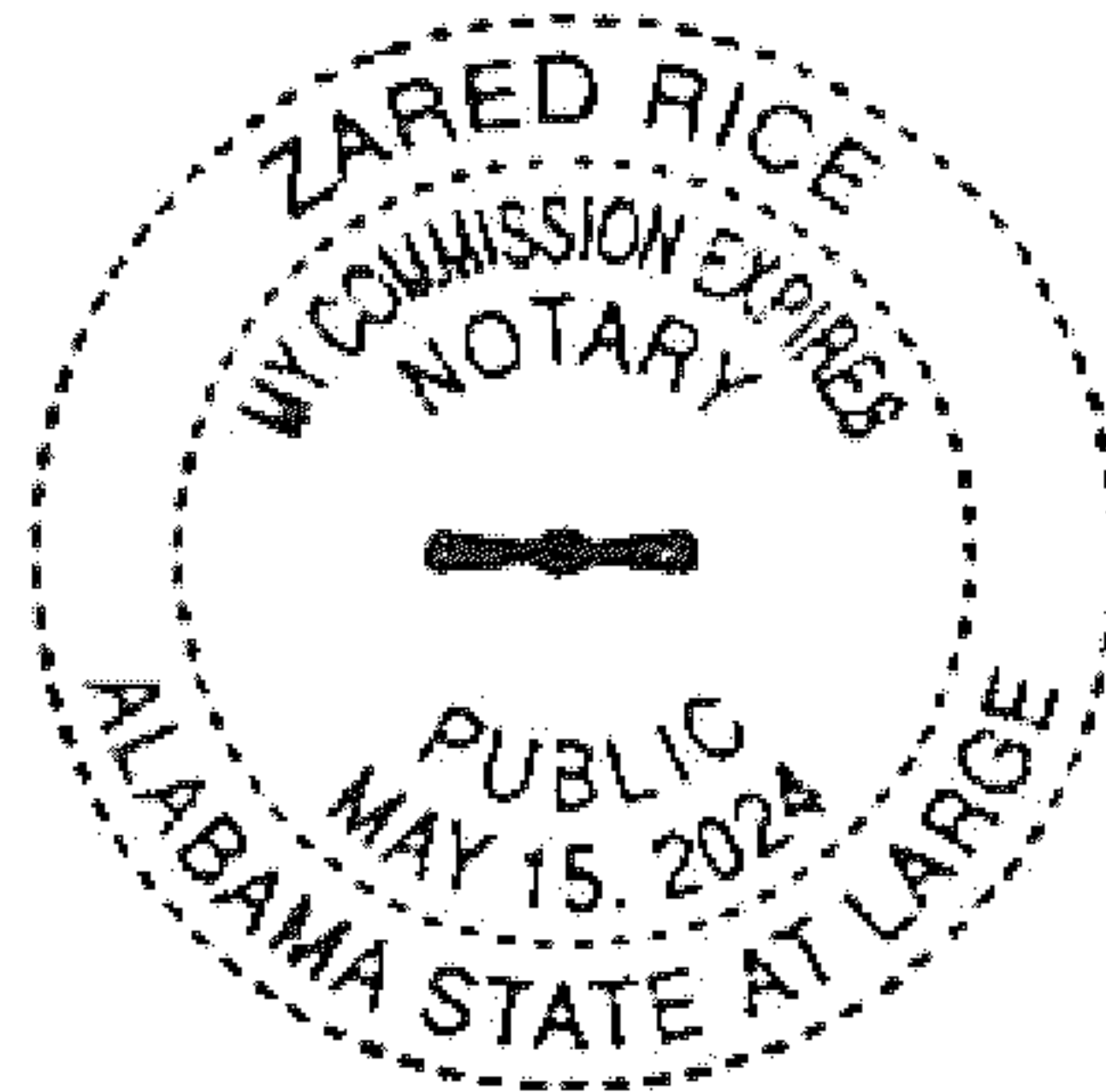
I, Zared Rice, a Notary Public in and for the said County in said State, hereby certify that Wilbur J. Lock, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2023.



Notary Public, State of Alabama

My Commission Expires: 5/15/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2023 08:10:02 AM
\$84.00 JOANN
20230707000202120

