

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

7705 Wyndham Cir.
Helena, AL 35080

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Seventy-Seven Thousand and 00/100 (\$277,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **STEPHEN R. KING**, a Single person, in hand paid by the GRANTEE(S), **KENDALL NICOLE SALGADO** and **KASTER AUGUSTINE**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 47, according to the Amended Map of Wyndham, Bedford Sector, as recorded in Map Book 23, Page 10 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Declaration of Protective Covenants for Wyndham, Camden Sector recorded in Book 1997, Page 16429.

NOTE: \$268,690.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument No. 20200806000336300

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 11th day of July, 2023.

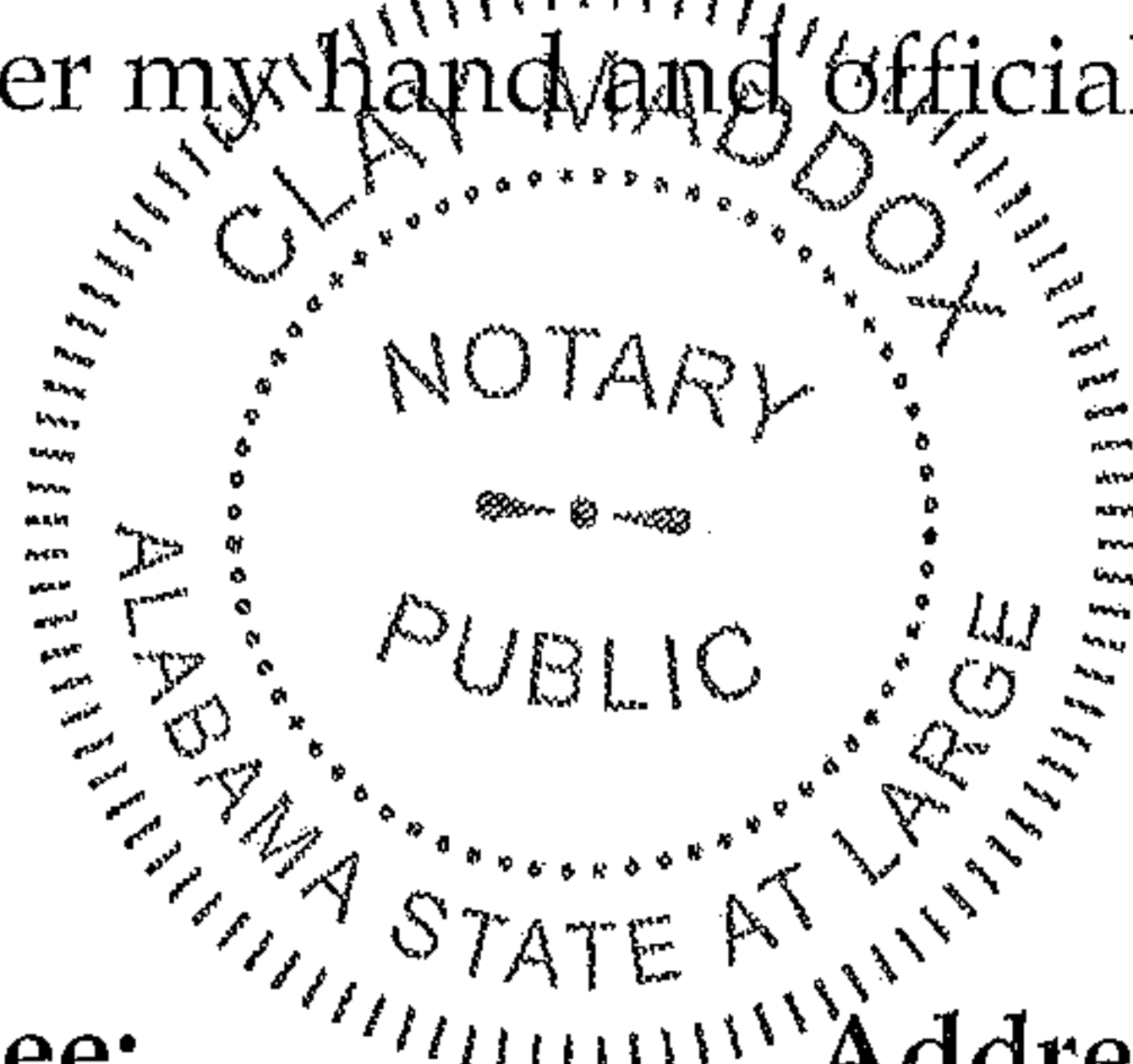

STEPHEN R. KING

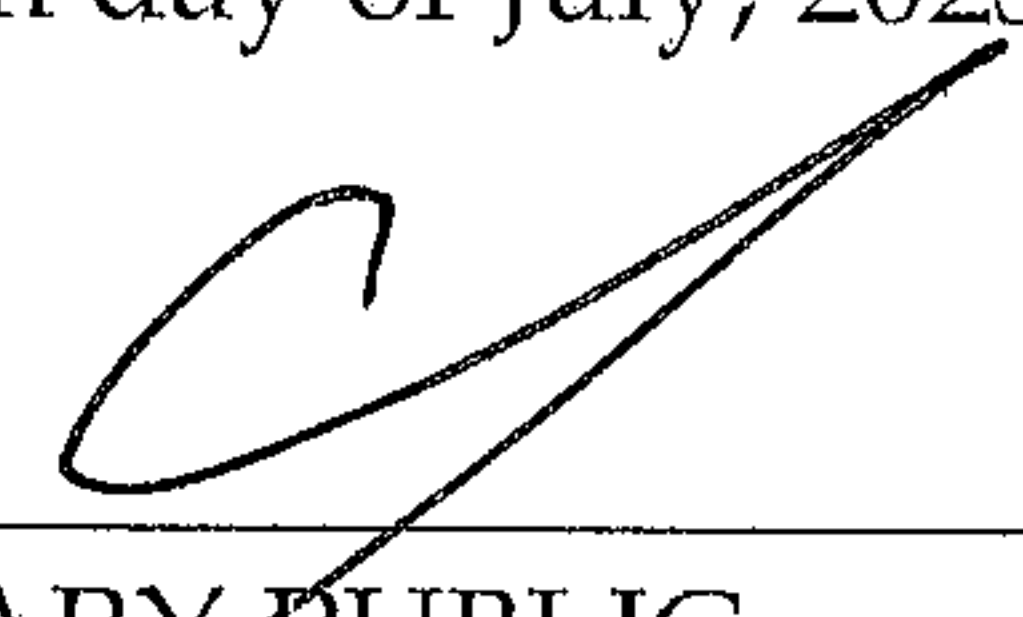
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **STEPHEN R. KING** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2023.




NOTARY PUBLIC

My Commission Expires: 4.25.27

Address of Grantee:

7705 Wyndham Cir
Helena, AL 35080

Address of Grantor:

6199 State Hwy 59
Gulf Shores, AL

Property Address:

7705 Wyndham Circle
Helena, AL 35080

Real Value: \$277,000.00

26542



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2023 08:17:01 AM
\$33.50 PAYGE
20230712000207120

Allen S. Byrd