

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB3796

SEND TAX NOTICE TO:

Lindsey Allison  
454 Valley View Rd  
Indian Springs, AL 35124

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

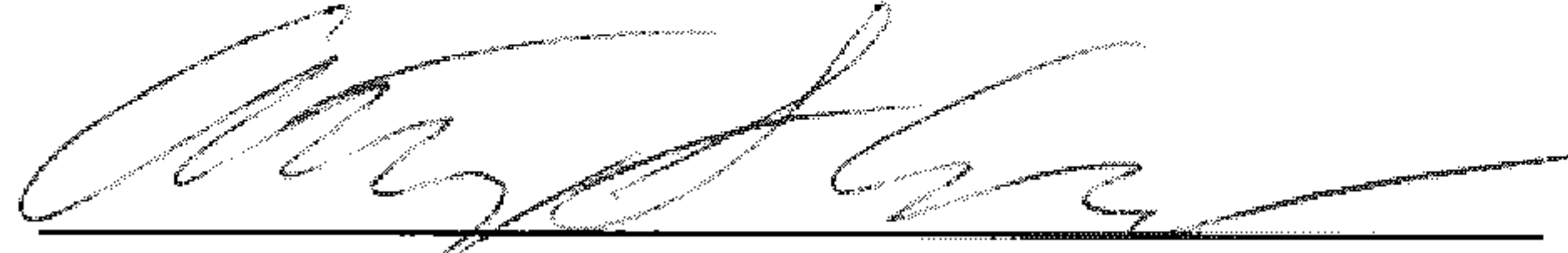
That in consideration of **Two Hundred Seventy-five Thousand and 00/100 Dollars (\$275,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Anthony Scott Eaves and Dorren Susan Eaves, married couple** whose mailing address is: 209 Normandy Ln, Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lindsey Allison** whose mailing address 454 Valley View Rd, Indian Springs, AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 1131 Nabors Street Montevallo, AL 35115

The SW 70 Feet of Lot 4, in Block K, further described as the 70 feet fronting on Nabors Street and running back uniformly 150 feet, the entire depth of said Lot 4, in Block K, noted in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama, as F.S. Lyman's Addition, in the Town of Montevallo, 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.

**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 13<sup>th</sup> day of July, 2023

  
Anthony Scott Eaves

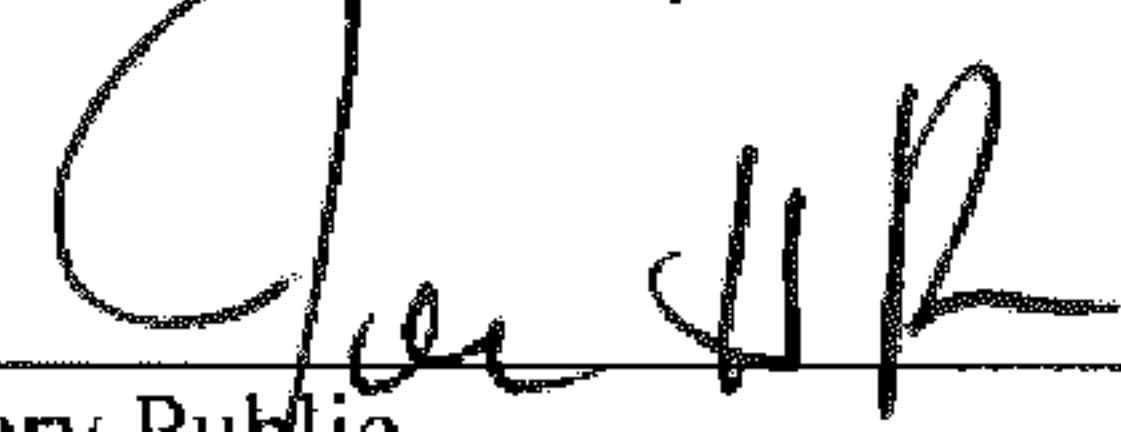
  
Doreen Susan Eaves

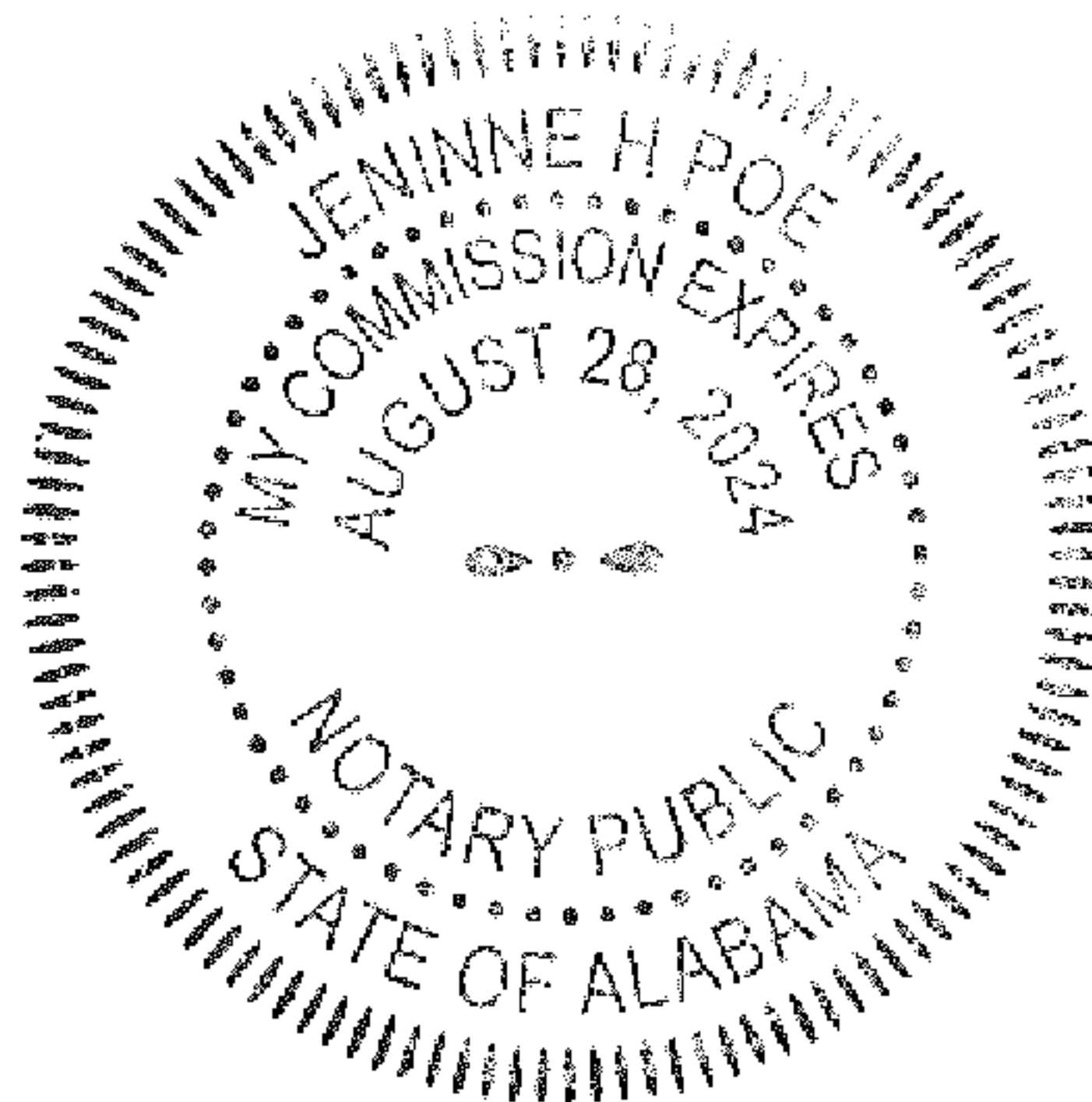
STATE OF Alabama Jefferson County ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Anthony Scott Eaves and Doreen Susan Eaves** name 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.

July WITNESS my hand and official seal in the county and state aforesaid this the 13<sup>th</sup> day of July, 2023

My Commission Expires:

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/14/2023 10:05:26 AM  
\$300.00 JOANN  
20230714000210200

Allie S. Bayl