

Send Tax Notice To: Lisa Gothard

95 Destiny Drive

Calera AL 35040

## WARRANTY DEED

State of Alabama

County of Shelby



20230725000221810 1/2 \$43.00  
Shelby Cnty Judge of Probate, AL  
07/25/2023 11:03:30 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

For and in consideration of the sum of \$17,500.70, the receipt of which is hereby acknowledged, the undersigned Sheila Kaye Abrams, not married, of PO Box 2, Saginaw, Alabama 35137, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto Lisa Gothard, married, of 95 Destiny Drive, Calera, Alabama 35040, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to following described real estate, situated in Shelby County, Alabama:

### LEGAL DESCRIPTION

Part of the SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4 in Section 3, Township 24 North, Range 14 East described as follows: Three acres, more or less, lying SW of County Road No. 86, West of a County gravel road, and SE of Slab Road (County Road)  
LESS AND EXCEPT Property as described in Inst. No. 1994-26462 recorded in Probate Office of Shelby County, Alabama.  
LESS AND EXCEPT property as described in Inst. No. 1999-49737, recorded in Probate office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed this 24<sup>th</sup> day of July 2023.

  
Sheila Kaye Abrams

Shelby County, AL 07/25/2023  
State of Alabama  
Deed Tax: \$18.00

Grantor Acknowledgement



20230725000221810 2/2 \$43.00  
Shelby Cnty Judge of Probate, AL  
07/25/2023 11:03:30 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF

Shelby

I Reagan S Porter, a Notary Public in and for said County and State, hereby certify that Sheila Kaye Abrams, having signed this Warranty Deed, and being Known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with the lawful authority.

Given under my hand this 24 day of July, 2023.

Reagan S Porter

Notary Public for the State of Alabama

My Commission expires:

4/7/27

REAGAN S. PORTER  
Notary Public, Alabama State At Large  
My Commission Expires April 7, 2027

Prepared By: Sisa Gotthard  
95 Destiny Drive  
Calera AL 35040