

**SEND TAX NOTICE TO:**

Terra S. Richardson  
861 Madison Lane  
Helena, AL 35080

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 **FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jennifer Elizabeth Hooks, an unmarried person**, whose address is , (hereinafter "Grantor", whether one or more), by **Terra S. Richardson**, whose address is 5216 Southcrest Terrace, Hoover, AL 35244, (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 **Terra S. Richardson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 861 Madison Lane, Helena, AL 35080 to-wit:**

**LOT 2199, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA  
PHASE IV, AS RECORDED IN MAP BOOK 48, PAGE 65, 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 \$154,000.00 executed and recorded simultaneously herewith.

**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 31st day of July, 2023.

  
**Jennifer Elizabeth Hooks**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Elizabeth Hooks 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 31st day of July, 2023.



Notary Public  
My Commission Expires:

**BRITTANY BALL**  
Notary Public, Alabama State At Large  
My Commission Expires Dec. 28, 2024



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/01/2023 08:31:09 AM**  
**\$311.00 BRITTANI**  
**20230801000230040**

