

SEND TAX NOTICE TO:
Michael Raymond Caswell and Julie Michelle Caswell
294 Autumn Drive
Vincent, AL 35178

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 **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amanda Nalley, a married woman**, whose address is 326 Twin Ridge Circle, Lincoln, AL 35096, (hereinafter "Grantor", whether one or more), by **Michael Raymond Caswell and Julie Michelle Caswell**, whose address is 294 Autumn Drive, Vincent, AL 35178, (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 **Michael Raymond Caswell and Julie Michelle Caswell, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **294 Autumn Drive, Vincent, AL 35178** to-wit:

From the Southeast corner of Section 4, Township 19 South, Range 2 East, run West along the South line of said Section a distance of 495.14 feet to the Point of Beginning; thence left 90 degrees 01 minutes 16 seconds a distance of 224.39 feet; thence right 92 degrees 17 minutes 46 seconds a distance of 165.19 feet; thence right 87 degrees 42 minutes 14 seconds a distance of 1502.20 feet; thence right 89 degrees 01 minutes 03 seconds a distance of 165.08 feet; thence right 90 degrees 58 minutes 57 seconds a distance of 1287.26 feet to the Point of Beginning. Lying and being situated in Shelby County, Alabama.

Also: The real property described above includes a mobile home (1996 Destiny, Model No. PSM638 18, Serial No. OW-48066A and Serial No. OW-48066B) permanently affixed to said real property.

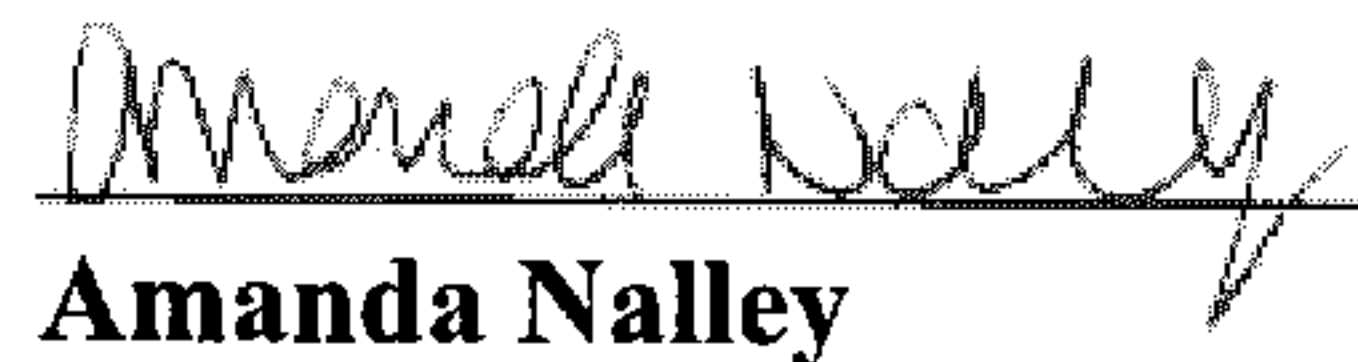
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject Property contains a 1996 Destiny PSM68318 manufactured home, comprised of two sections with the following serial numbers: 0W48066A/B. The Certificates of Title to said manufactured home were Cancelled by the State of Alabama in 2015.

The subject property does not constitute the homestead of the grantor nor their spouse.

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 28th day of July, 2023.

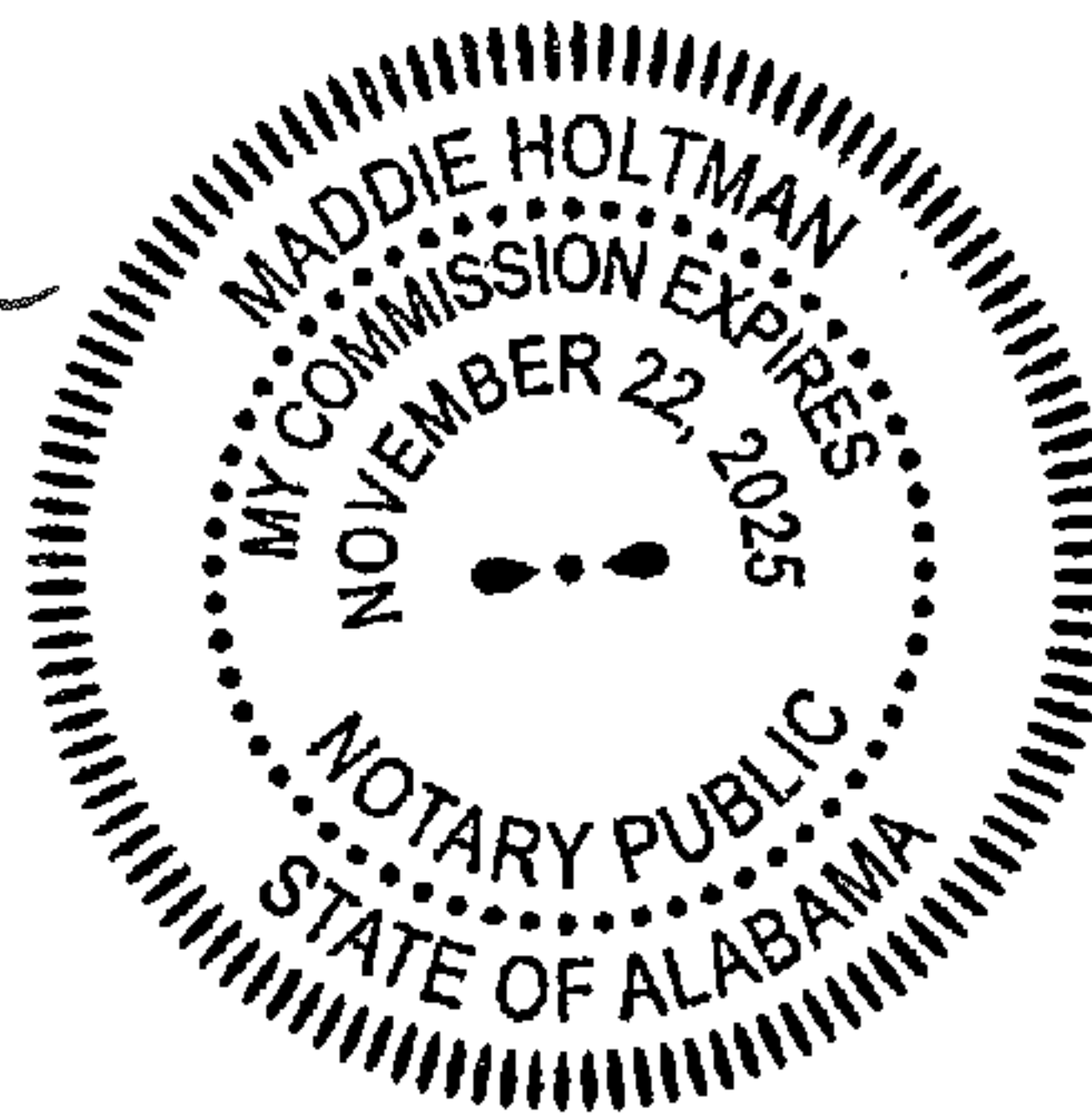

Amanda Nalley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amanda Nalley 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 28th day of July, 2023.


Notary Public
My Commission Expires: 11/22/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2023 09:14:49 AM
\$135.00 BRITTANI
20230801000230280

