

Send tax notice to:
DEBRA J KROTZER
130 ST CHARLES DRIVE
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023247T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BEVERLY L FETTEROLF, A SINGLE INDIVIDUAL**, whose mailing address is **180 COUNTY ROAD 597, VERBENA, AL 36091** (hereinafter referred to as "Grantor") by **DEBRA J KROTZER** whose property address is: **130 ST CHARLES DRIVE, HELENA, AL, 35080** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of St. Charles Place, Phase Two, Sector Five, as recorded in Map Book 20, Page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of St. Charles Place, Phase Two, Sector Five, as recorded in Map Book 20, Page 143, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Restrictions and covenants recorded in Instrument #1996-74531.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

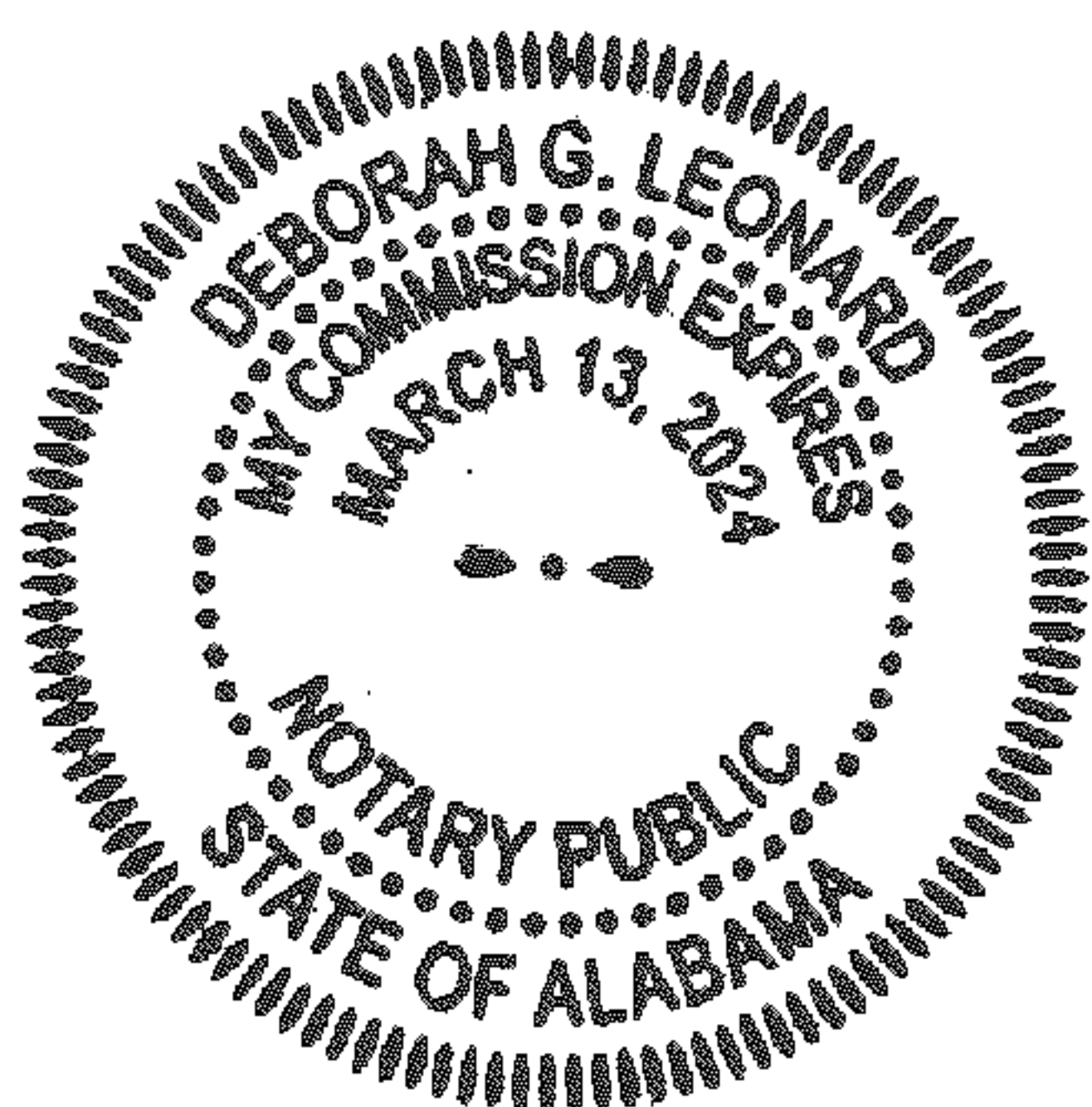
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 1st day of August, 2023.


BEVERLY L FETTEROLF

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEVERLY L FETTEROLF whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2023.

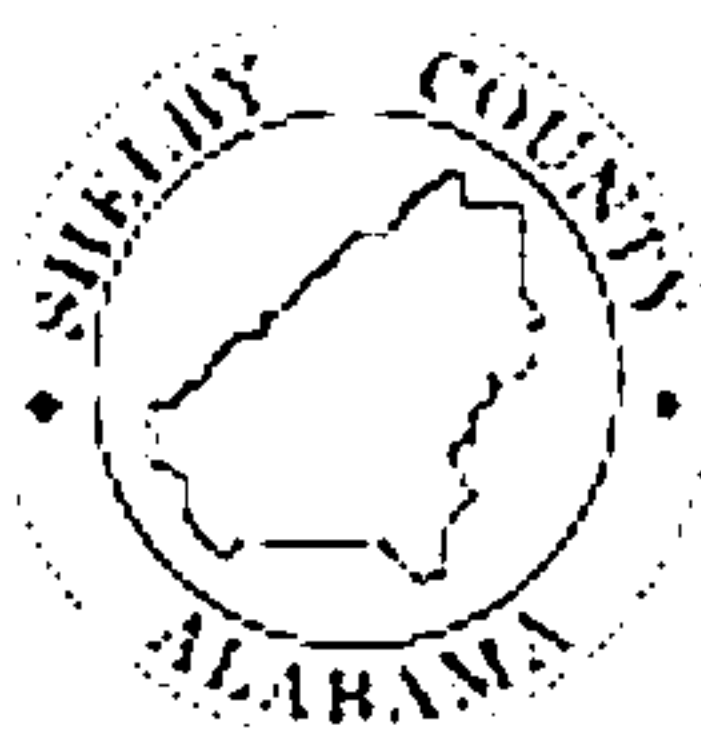




Notary Public

Print Name: 9-14-24

Commission Expires: Deborah G Leonard



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2023 10:02:52 AM
\$285.00 JOANN
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