

SEND TAX NOTICE TO:

Glenda Johnson
2830 16th St. NE, Apt. 200
Hickory, NC 28601

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 **TWO HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$239,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Russell Bedsole, a married man**, whose address is 417 Sterling Park Circle, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Glenda Johnson**, whose address is 2830 16th St. NE, Apt. 200, Hickory, NC 28601 (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, **Glenda Johnson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 520 Park Village Lane, Alabaster, AL 35007 to-wit:**

Lot 27, according to the Survey of Final Plat, Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

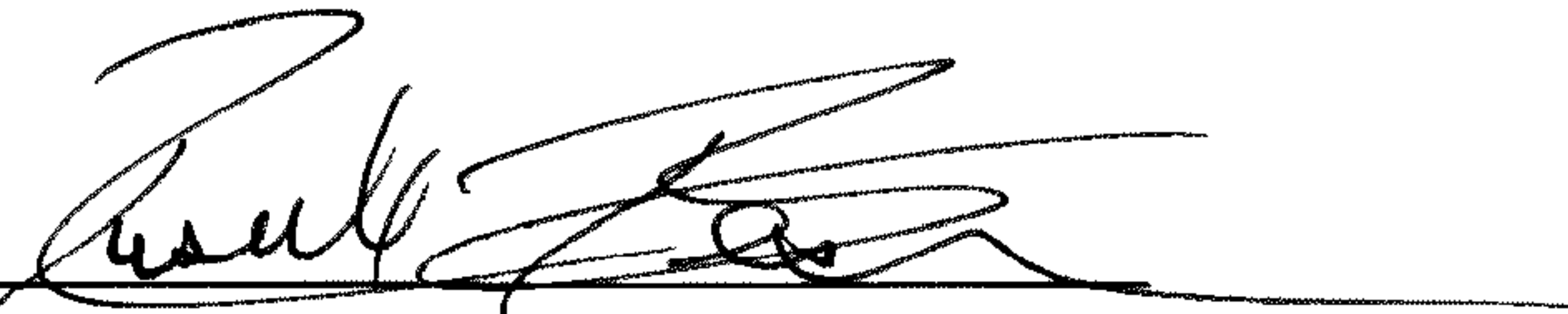
Subject property being conveyed herein does not constitute the homestead of the Grantor, nor that of his respective spouse.

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 \$160,000.00 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.

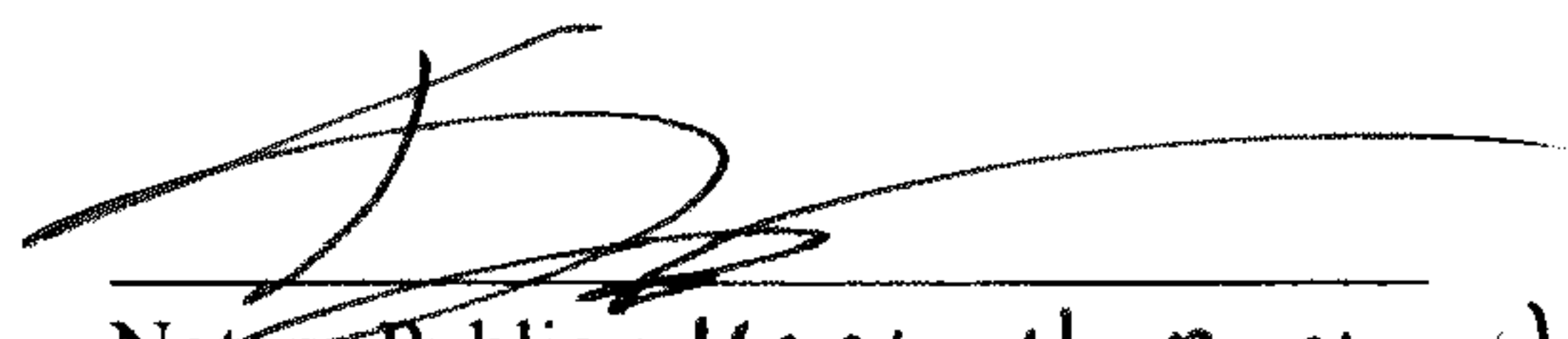
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of August, 2023.

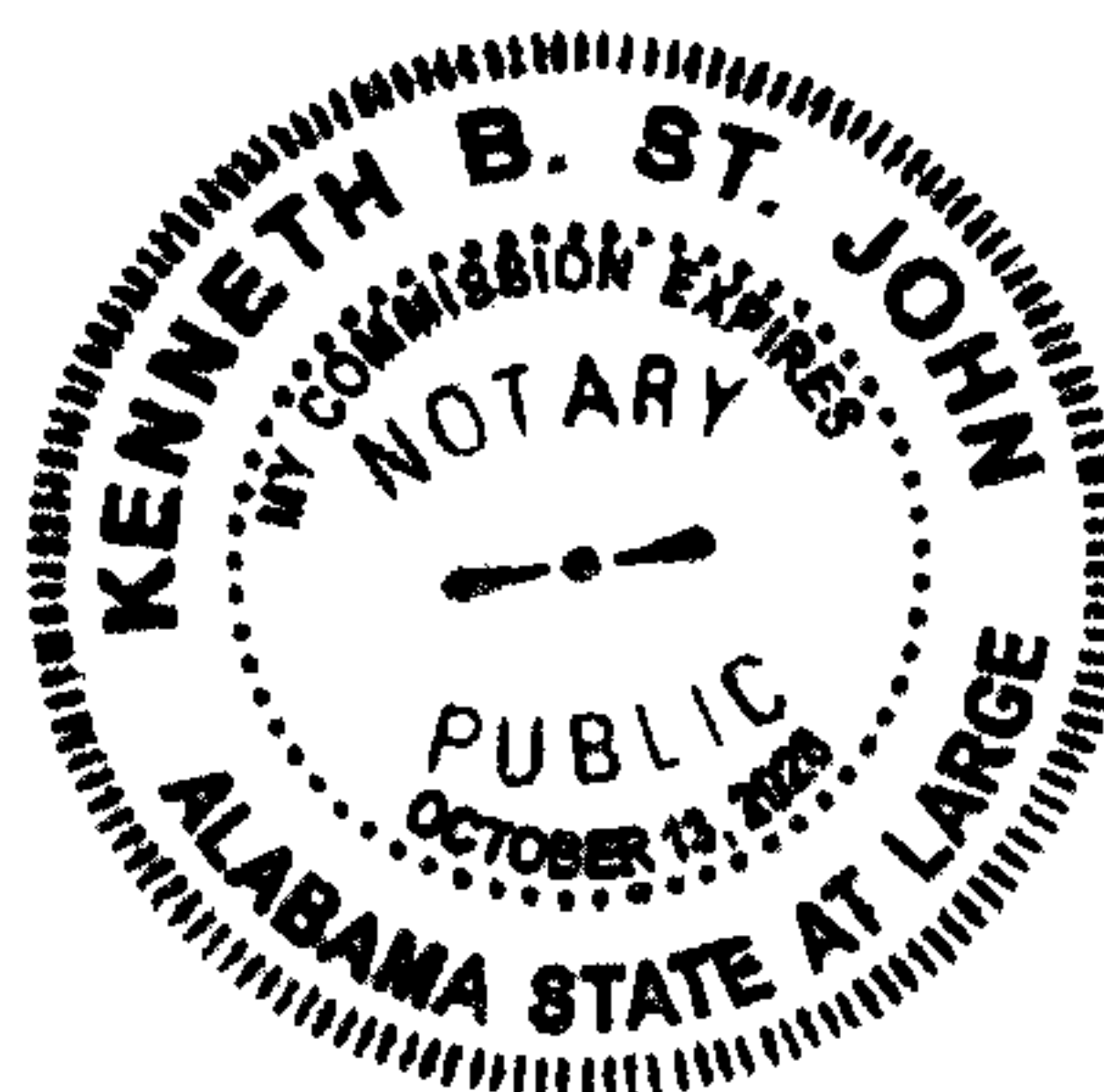

Russell Bedsole

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Russell Bedsole whose name is 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, he executed the same voluntarily on the day the same bears date.

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


Notary Public : **Kenneth B. St. John**
My Commission Expires: **10/13/2024**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2023 12:53:27 PM
\$105.00 BRITTANI
20230803000234430

