

SEND TAX NOTICE TO:
Richard Hicks and Grace Raines
331 Strathaven Circle
Pelham, AL 35124

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 **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Barbara K. McEwen, an unmarried woman**, whose address is **335 Douglas Dr., Bloomfield Hills, MI 48304** (hereinafter "Grantor", whether one or more), by **Richard Hicks and Grace Raines**, whose address is 331 Strathaven Circle, Pelham, AL 35124 (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 **Richard Hicks and Grace Raines, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 331 Strathaven Circle, Pelham, AL 35124 to-wit:**

Lot 1721, according to the survey of Strathaven at Ballantrae, Phase 6, as recorded in Map Book 44, Page 97, 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 \$292,000.00 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 2nd day of August, 2023.

Barbara K. McEwen by Brenda M. Bujold, as her Attorney In Fact
Barbara K. McEwen by Brenda M. Bujold, as her Attorney-In-Fact

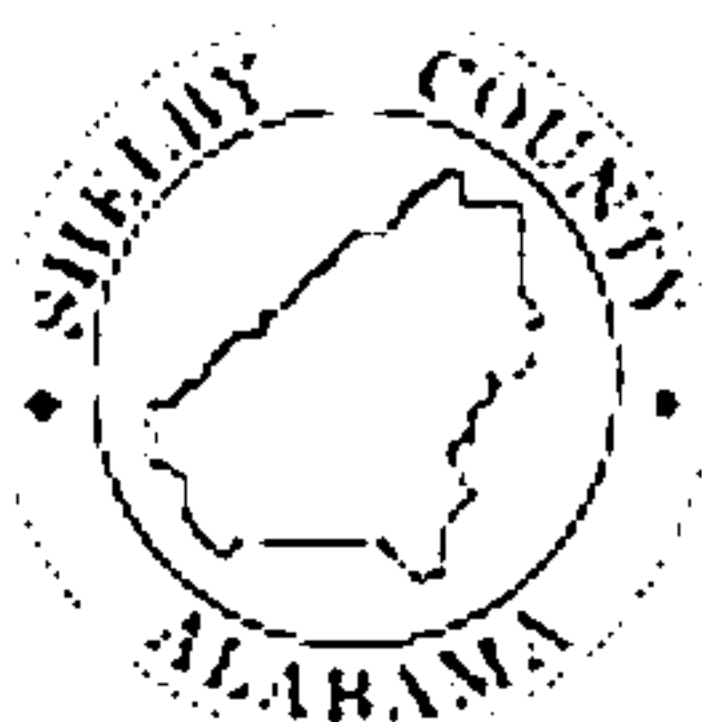
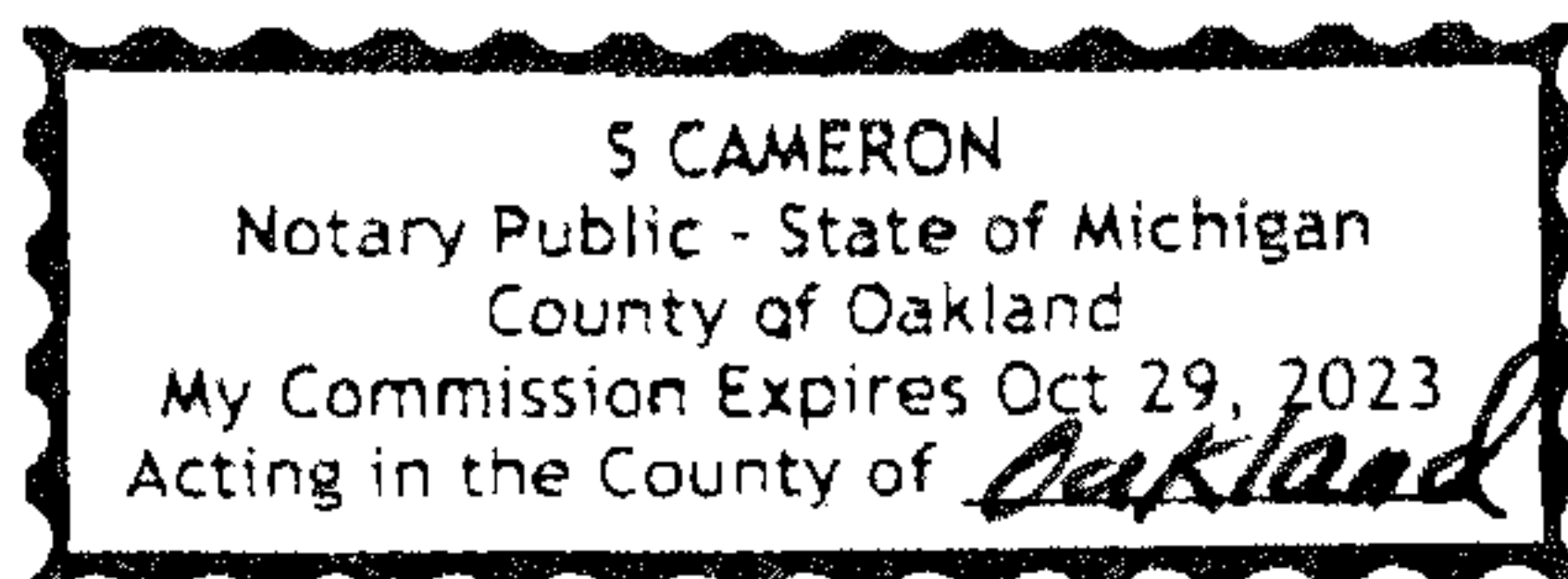
STATE OF MICHIGAN

COUNTY OF *Oakland*

I, the undersigned Notary Public in and for said County and State, hereby certify that Brenda M. Bujold whose name as Attorney-In-Fact for Barbara K. McEwen, 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, she, in her capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2023.

S Cameron
Notary Public
Print Name: *S Cameron*
My Commission Expires: *10-29-2023*



File No.: PEL-23-4217

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2023 01:39:30 PM
\$98.00 BRITTANI
20230803000234560

Allen S. Bayl ge 2 of 2