

SEND TAX NOTICE TO:

Christopher Allen Mosley and Aubry Mosley
4860 Highway 71
Shelby, AL 35143

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 **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bradley C. Littleton and Ellie M. Littleton, husband and wife**, whose address is 4747 Hwy 71, Shelby, AL 35143 (hereinafter "Grantor", whether one or more), by **Christopher Allen Mosley and Aubry Mosley**, whose address is 4860 Highway 71, Shelby, AL 35143 (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, **Christopher Allen Mosley and Aubry Mosley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4860 Highway 71, Shelby, AL 35143 to-wit:**

Lot 6, according to the Final Plat of Owen's Cove, as recorded in Map Book 34, Page 38, in the Probate Office of Shelby County, Alabama.

Bradley C. Littleton is one and the same person as Brad Littleton, grantee in that certain deed recorded in Instrument No. 20170921000344950, in the Probate Office of Shelby County, Alabama.

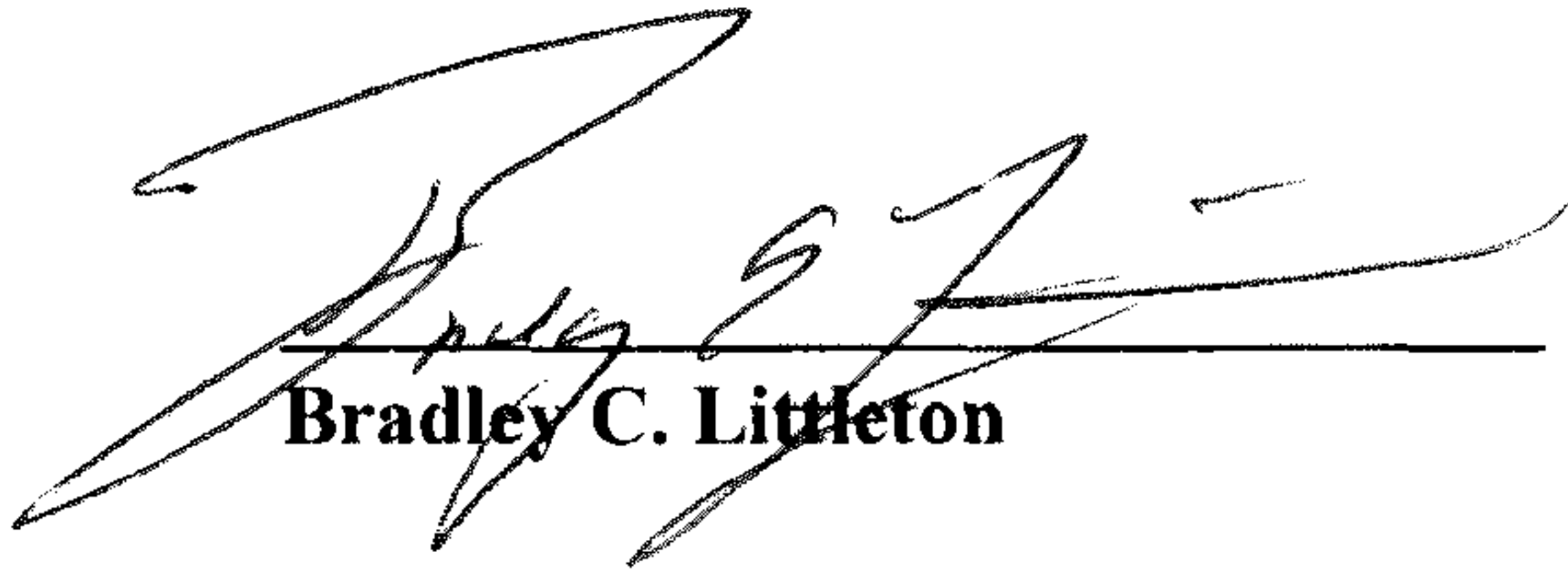
Ellie M. Littleton is one and the same person as Ellie Littleton, grantee in that certain deed recorded in Instrument No. 20170921000344950, in the Probate Office of Shelby County, Alabama.

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 \$475,000.00 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 3rd day of August, 2023.

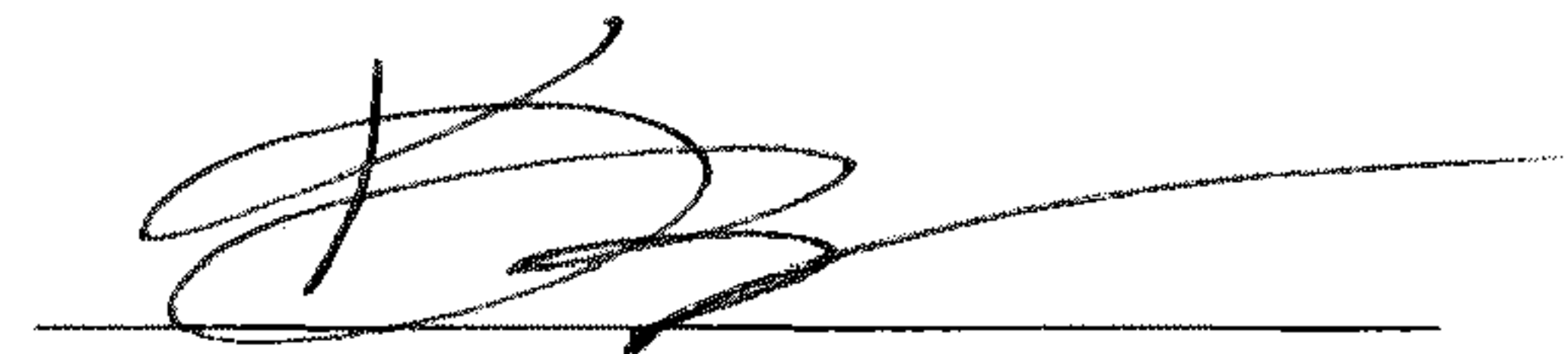

Bradley C. Littleton

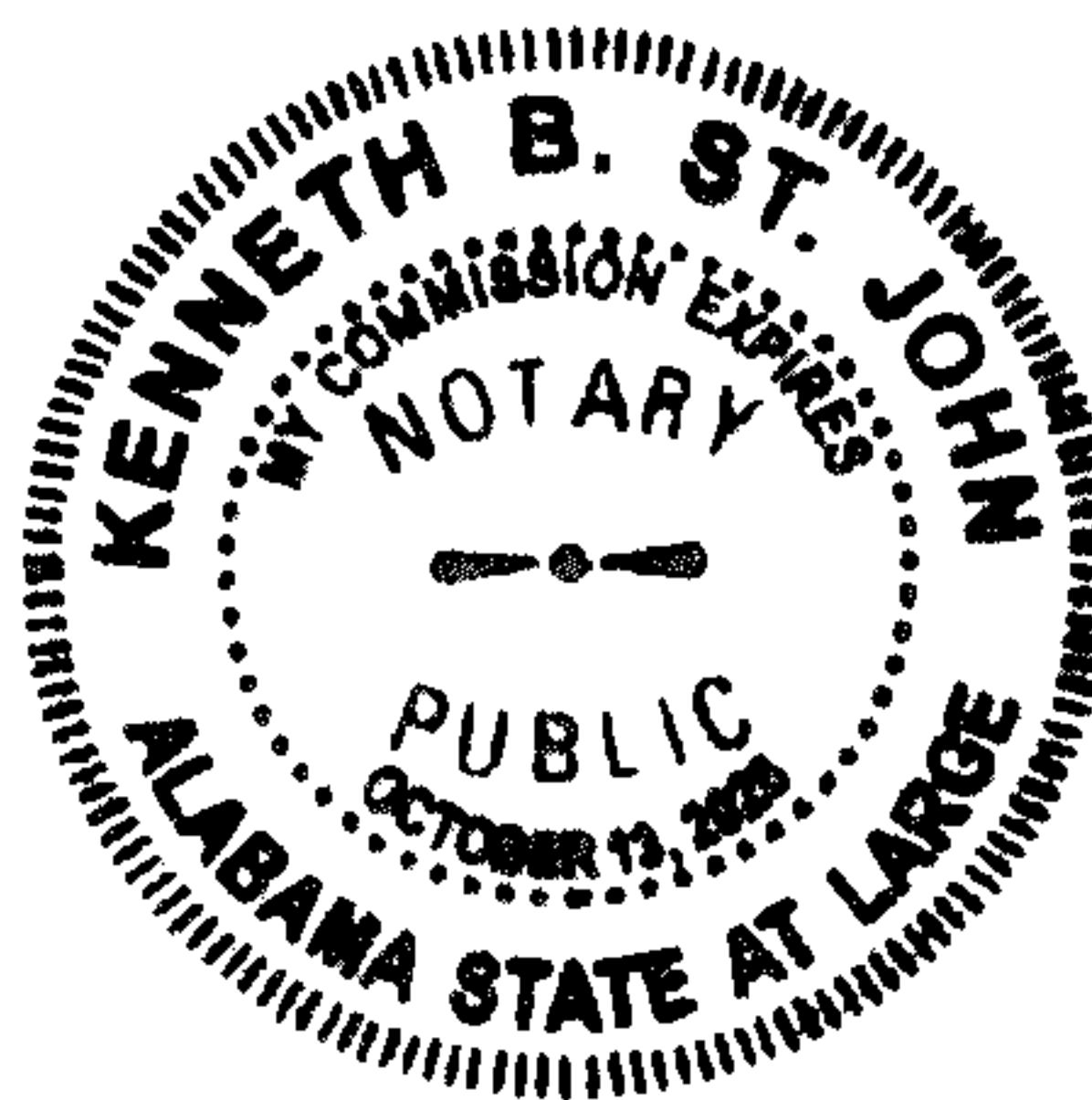

Ellie M. Littleton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Bradley C. Littleton and Ellie M. Littleton** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 2023.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 10:52:46 AM
\$50.00 PAYGE
20230804000235570

