

SEND TAX NOTICE TO:

Dustyn Payne and Lindsey Saxton
1566 Applegate Lane
Alabaster, AL 35007

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 FIFTY THOUSAND AND 00/100 (\$150,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lindsey Nichole Austin aka Lindsey Nichole Chenault, an unmarried woman**, whose address is 45 Flax Street, Delaware, OH 43015, (hereinafter "Grantor", whether one or more), by **Dustyn Payne and Lindsey Saxton**, whose address is 43 Southwood Drive, Alabaster, AL 35007, (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 **Dustyn Payne, a single man, and Lindsey Saxton, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1566 Applegate Lane, Alabaster, AL 35007 to-wit:**

LOT 84, ACCORDING TO THE SURVEY OF APPLGATE MANOR, AS RECORDED IN MAP BOOK 9, PAGE 125 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; TOGETHER WITH ALL OF THE RIGHTS, PRIVILEGES, EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED TO APPLGATE REALTY, INC., TO THE APPLGATE TOWNHOMES ASSOCIATION, INC., BY DEED RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 65, PAGE 201, AND AS MORE FULLY DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF APPLGATE TOWNHOUSE RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 63, PAGE 634.

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.

Lindsey Nicole Austin is the surviving grantee of that deed recorded in Instrument Number 20070612000273580, in the Probate Office of Shelby County, Alabama; the other grantee Glenn Stephen Austin, having died on or about the 7th day of June, 2021.

Lindsey Nichole Chenault is one and the same as Lindsey Nichole Austin grantee in that deed recorded in Instrument No. 20070612000273580, in the Probate Office of Shelby County, Alabama.

Subject to a third-party mortgage in the amount of \$147,283.00 executed and recorded simultaneously herewith. Subject to a third party 2nd mortgage in the amount of \$6,000.00.

Dustyn Payne is one and the same person as Dustyn Mikehal Payne.

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 3 day of August, 2023.

Lindsey Nichole Chenault
Lindsey Nichole Chenault

STATE OF Ohio
COUNTY OF Delaware

I, the undersigned Notary Public in and for said County and State, hereby certify that Lindsey Nichole Chenault 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 3 day of August, 2023.

Kent M Smith
Notary Public
My Commission Expires 05/17/2027



KENT M SMITH
Notary Public
State of Ohio
My Comm. Expires
May 17, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 11:55:00 AM
\$28.00 PAYGE
20230804000235860

Allen S. Bayl