

SEND TAX NOTICE TO:

Bradley Colvin Ramey and Anna-Marie Smith Ramey

309 Kevin Way
Helena, AL 35022

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 TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Darnell Eggleston and Nakisha Shia Eggleston f/k/a Nakisha Paul, husband and wife**, whose address is 2204 Little Valley Road, Apt D, Hoover, AL 35216, (hereinafter "Grantor", whether one or more), by **Bradley Colvin Ramey and Anna-Marie Smith Ramey**, whose address is 309 Kevin Way, Helena, AL 35022, (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 **Bradley Colvin Ramey and Anna-Marie Smith Ramey, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **309 Kevin Way, Helena, AL 35022 to-wit:**

Lot 17 according to the Survey of Second Sector of the Residential Subdivision, the Highlands as recorded in Map Book 11, Pages 25 A & B, in the Probate Office of Shelby County, Alabama.

Nakisha Shia Eggleston is one and the same person as Nakisha Paul, grantee in that certain deed dated 08/03/2017 and recorded on 08/11/2017 in Instrument # 20170811000292080, in the Probate Office of Shelby County, Alabama.

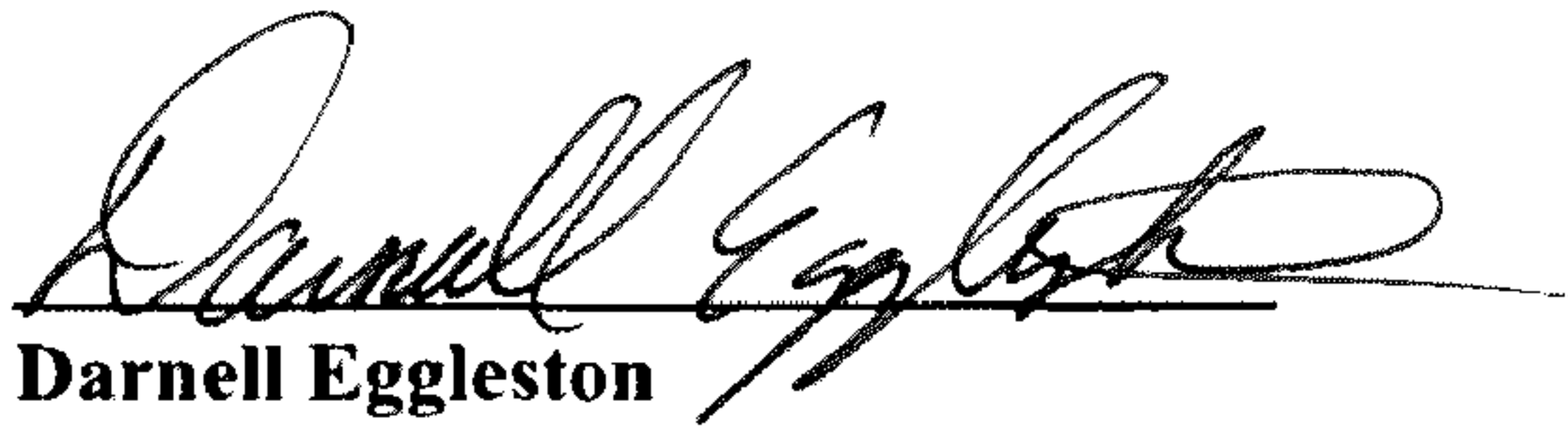
Darnell Eggleston is one and the same person as Darnall Eggleston.

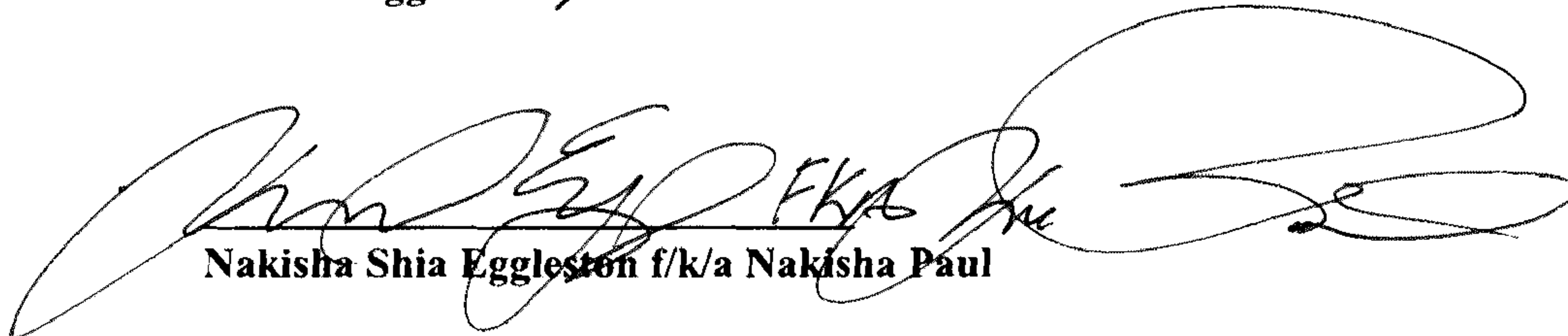
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$256,000.00 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 8th day of August, 2023.


Darnell Eggleston

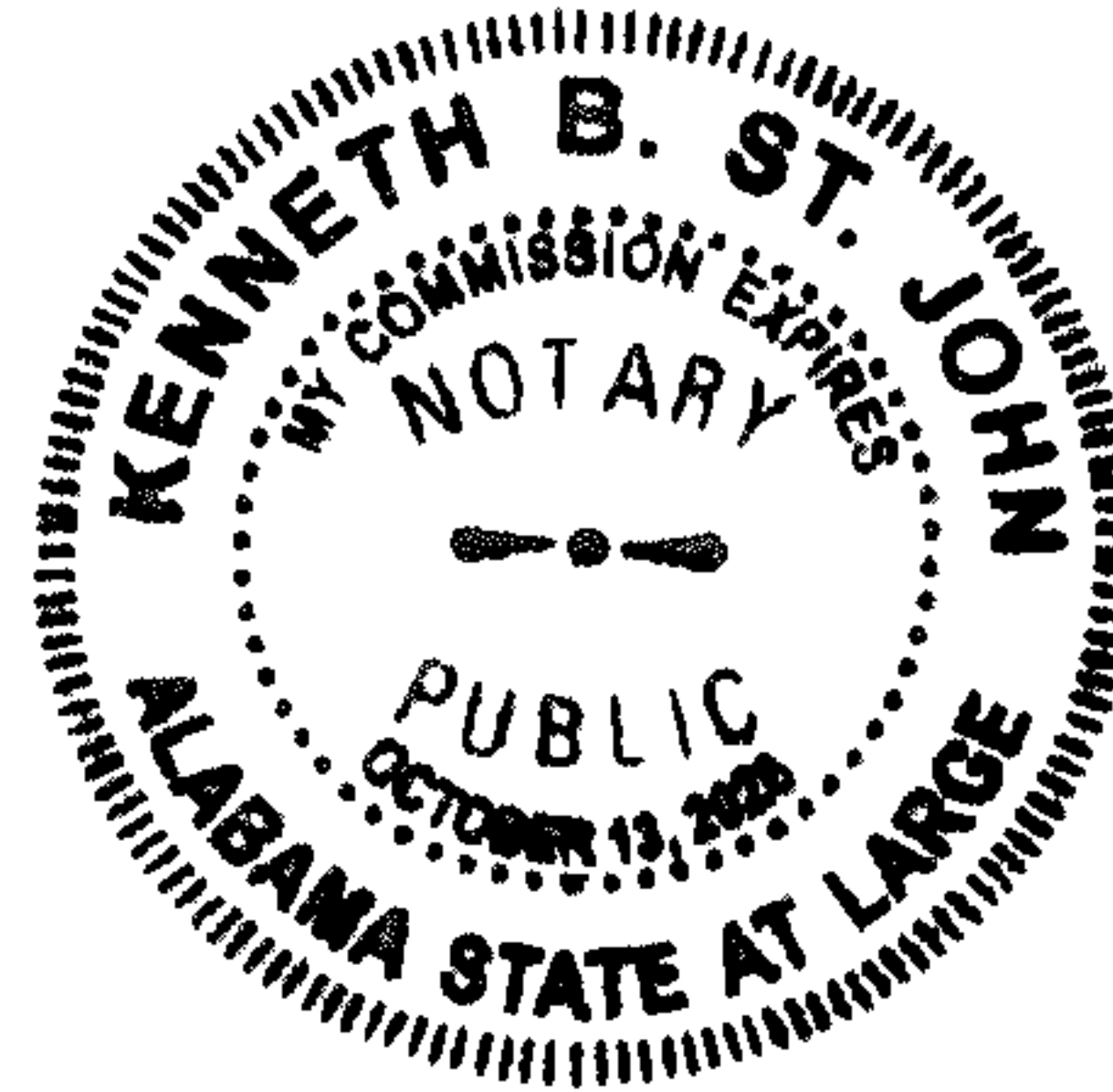

Nakisha Shia Eggleston f/k/a Nakisha Paul

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Darnell Eggleston and Nakisha Shia Eggleston f/k/a Nakisha Paul, 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 8th day of August, 2023.


Notary Public
Printed 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
08/08/2023 03:19:48 PM
\$90.00 PAYGE
20230808000239680

