

SEND TAX NOTICE TO:

Ricky L. Harrison and Kelly R. Harrison
144 Roy Court
Helena, AL 35080

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 THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bettye S. Stacy, an unmarried woman, Karen Lewis, a married woman, and Angela Funderburk, an unmarried woman**, whose address is 2171 Parkway Lake Drive, Unit 4004, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Ricky L. Harrison and Kelly R. Harrison**, whose address is 144 Roy Court, Helena, AL 35080 (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, **Ricky L. Harrison and Kelly R. Harrison, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 144 Roy Court, Helena, AL 35080 to-wit:**

Lot 21, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, Page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Karen Lewis, nor the homestead of her 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 \$270,000.00 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 16th day of August, 2023.

Betty S. Stacy
Bettye S. Stacy

Karen Lewis
Karen Lewis

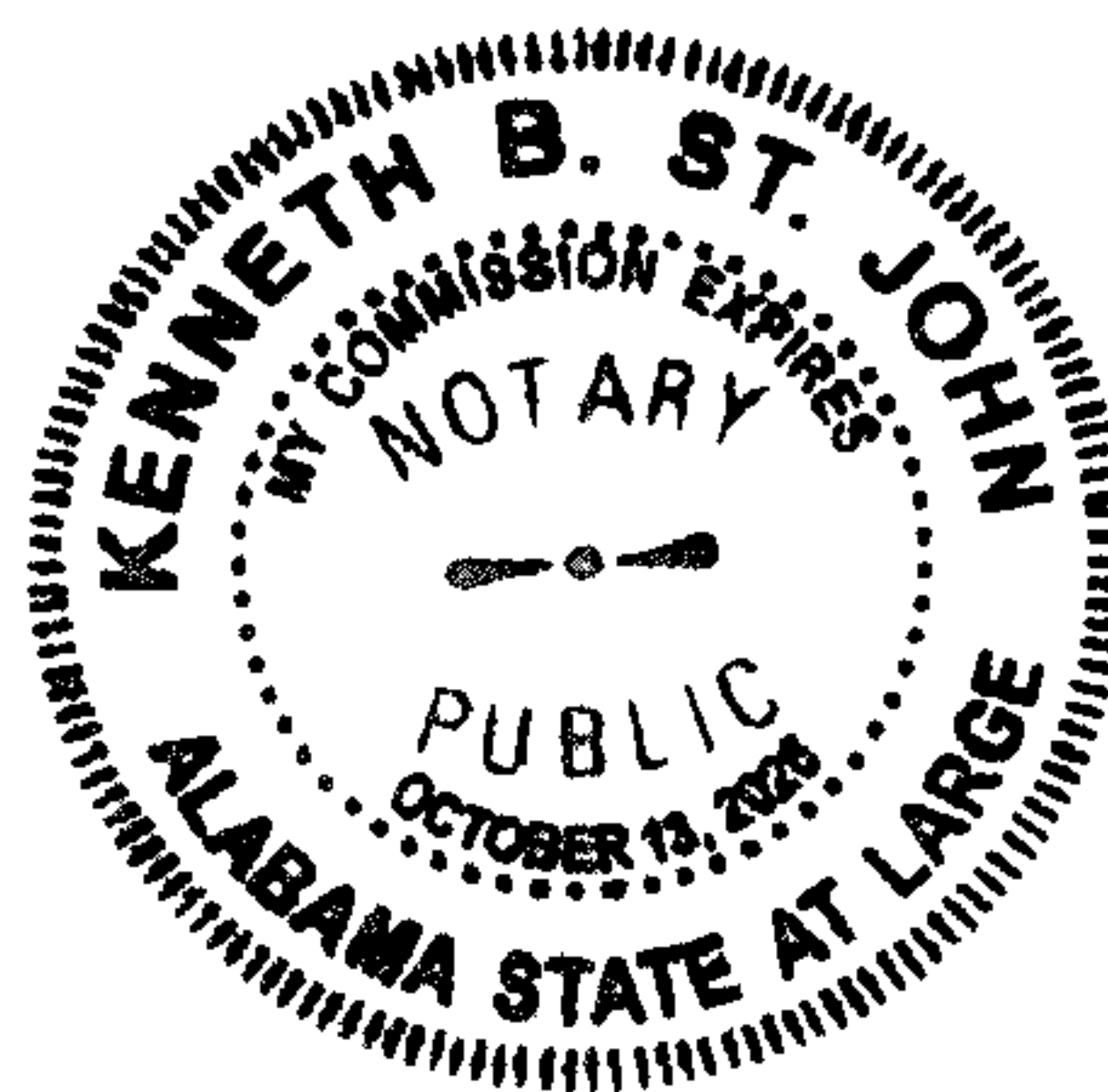
Angela Funderburk
Angela Funderburk

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Bettye S. Stacy**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2023.

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



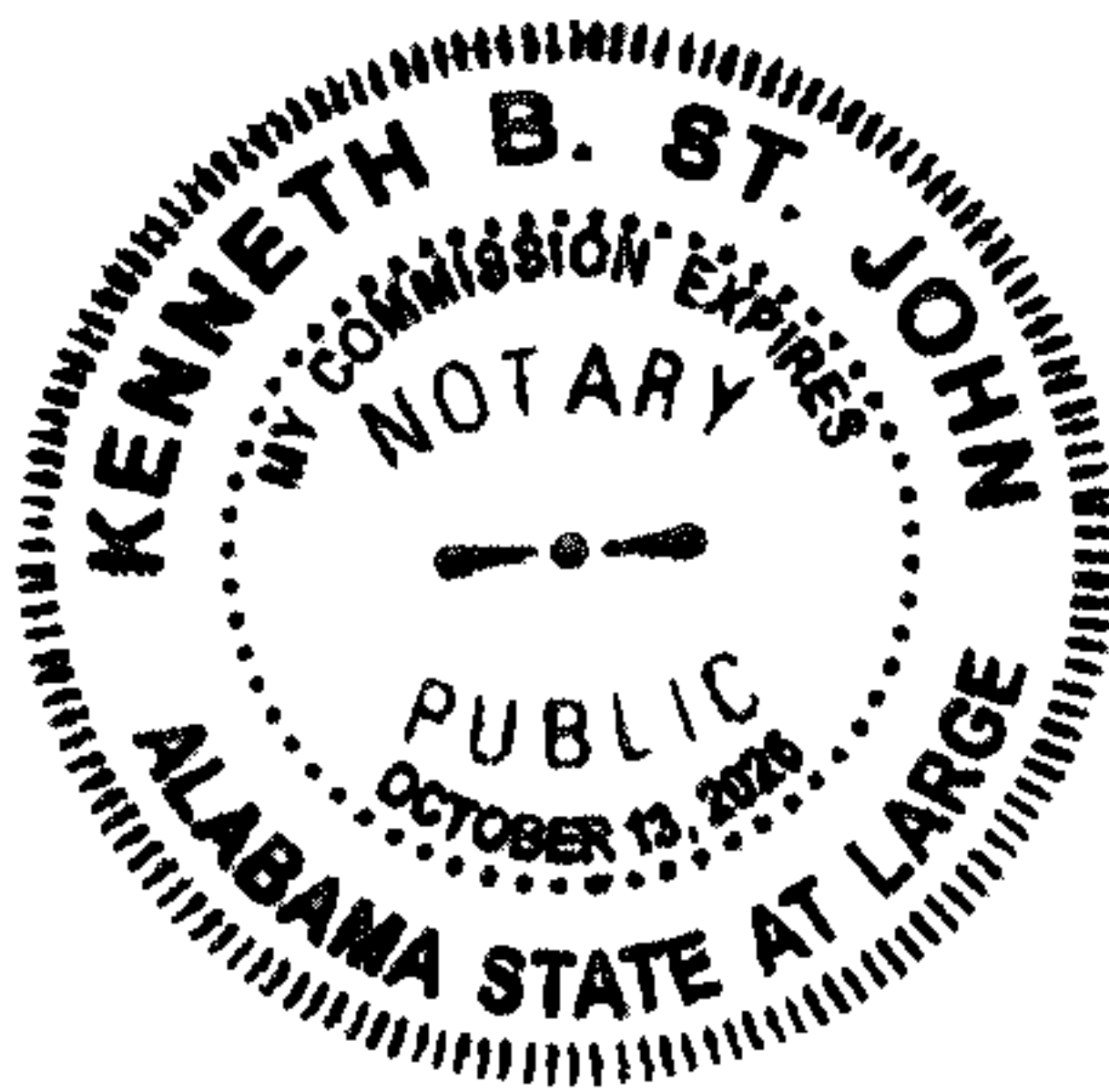
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Karen Lewis**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2023.



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



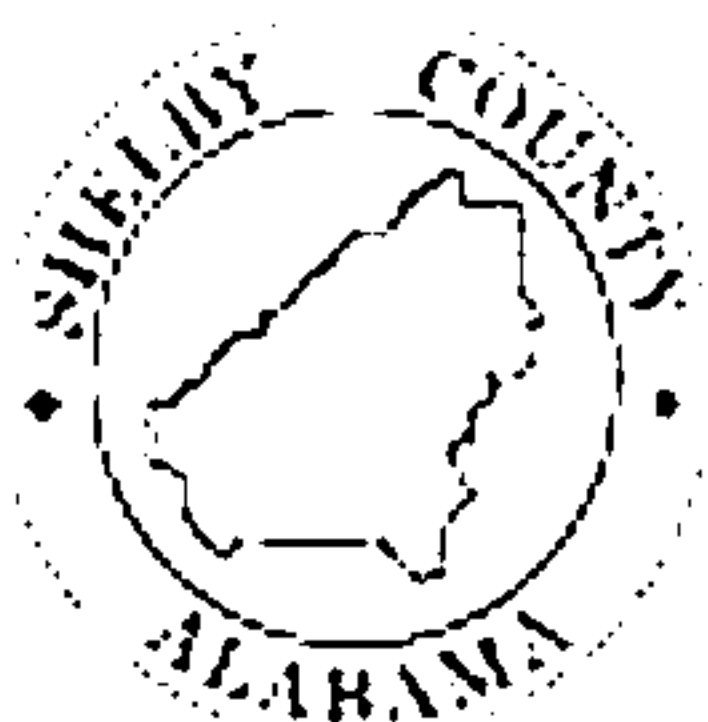
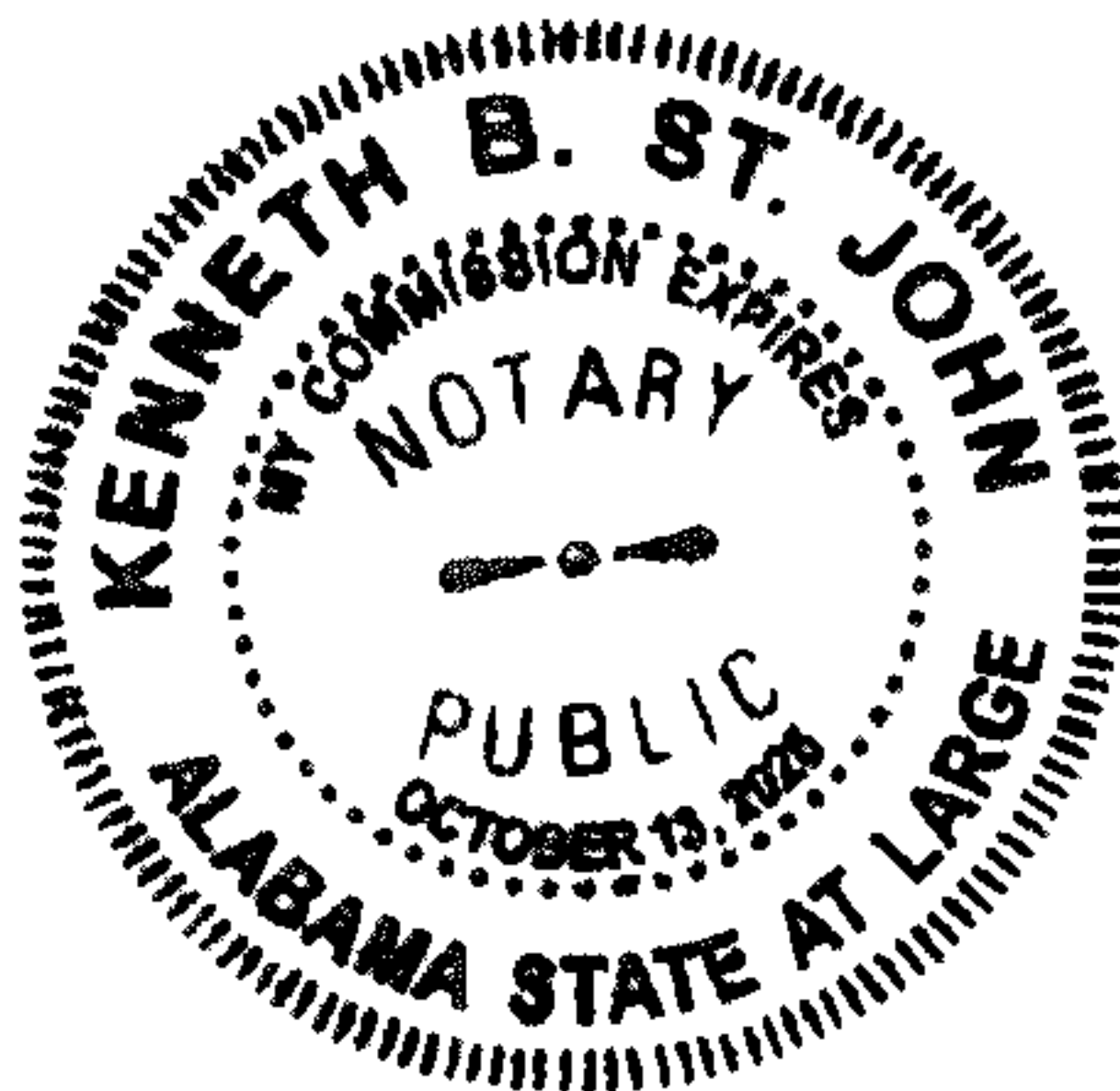
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Angela Funderburk**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th 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
08/17/2023 11:18:32 AM
\$59.00 BRITTANI
20230817000248190

