

SEND TAX NOTICE TO:

Cynthia Lovoy
144 Lake Davidson Lane
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 FIVE THOUSAND AND 00/100 (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Karen J. Cunningham Sherwin and Charles Henry Sherwin, a married couple**, whose address is 256 Ammersee Lakes Drive, Montevallo, AL 35115, (hereinafter "Grantor", whether one or more), by **Cynthia Lovoy**, whose address is 144 Lake Davidson Lane, 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 **Cynthia Lovoy, a single woman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 144 Lake Davidson Lane, Helena, AL 35080 to-wit:**

Lot 25, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26 and Affidavit correcting map recorded in Instrument No. 1997-06054 in the Probate Office of Shelby County, Alabama.

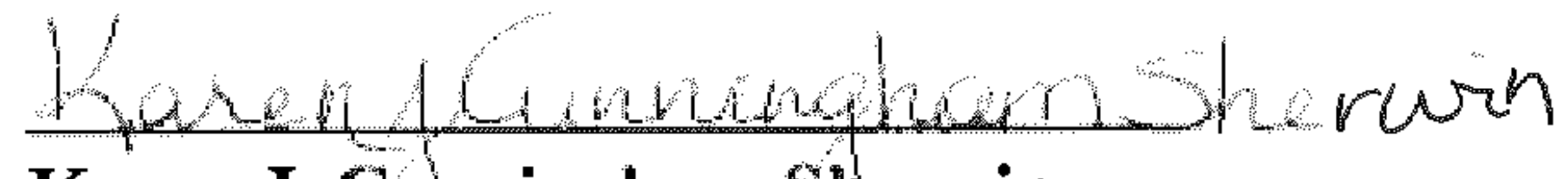
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$299,475.00 executed and recorded simultaneously herewith.

Karen J. Cunningham, the grantee in deed recorded in Instrument No. 20150413000117000, is one and the same person as Karen J. Cunningham Sherwin.

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 1st day of September, 2023.

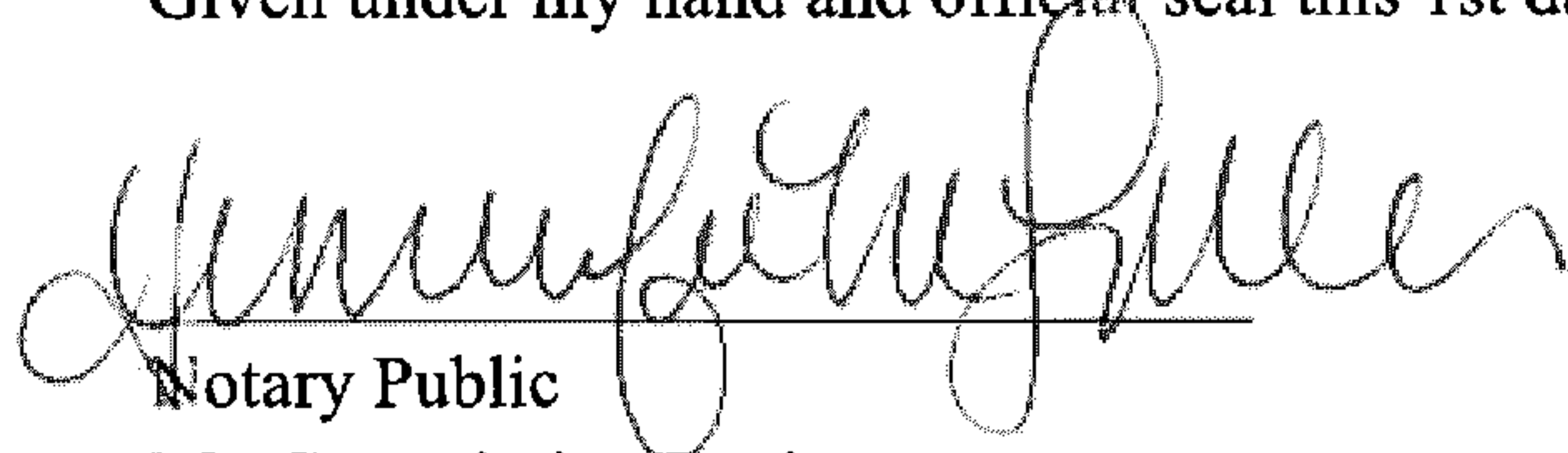

Karen J. Cunningham Sherwin


Charles Henry Sherwin

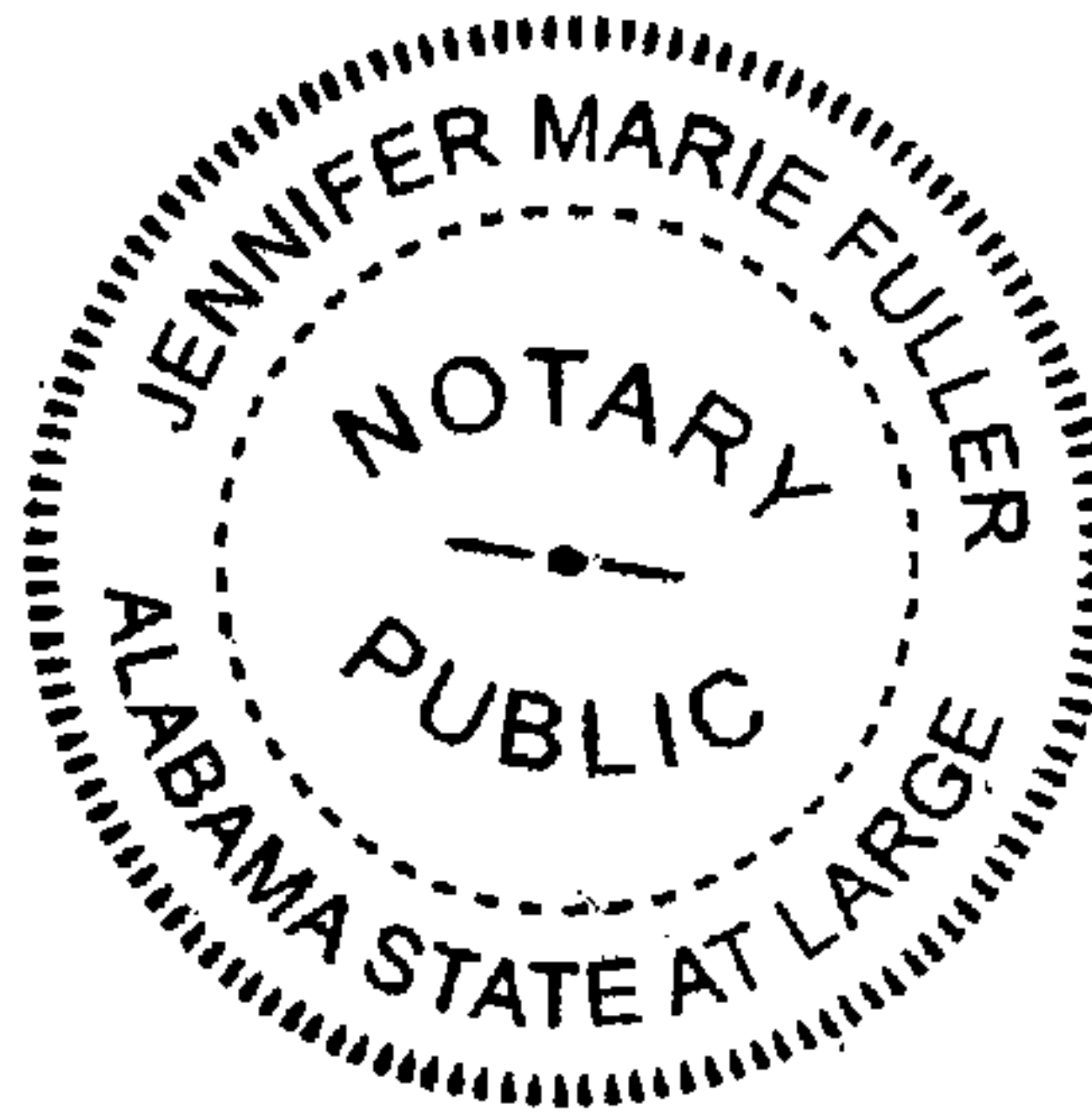
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Karen J. Cunningham Sherwin and Charles Henry Sherwin 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 1st day of September, 2023.


Notary Public
My Commission Expires:

My Commission Expires January 3, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2023 03:35:41 PM
\$32.00 BRITTANI
20230901000266320

