

Send Tax Notice to:

Thompson Chase Payne
713 Waterford Ln
Calera, Al 35040

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **John David Wolfe, Sr. and Jolene S. Wolfe, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 713 Waterford Lane Calera Al 35040 grant, bargain, sell and convey unto **Thompson Chase Payne** (herein referred to as grantee) whose mailing address is 713 Waterford Lane Calera Al 35040 in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of **713 Waterford Lane, Calera, Al 35040**, to wit:

Lot 373, according to the Survey of Waterford Highlands Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$237,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

Effective Date: September 1, 2023

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of Aug, 2023.

John David Wolfe, Sr.

John David Wolfe, Sr.

Jolene S. Wolfe
Jolene S. Wolfe

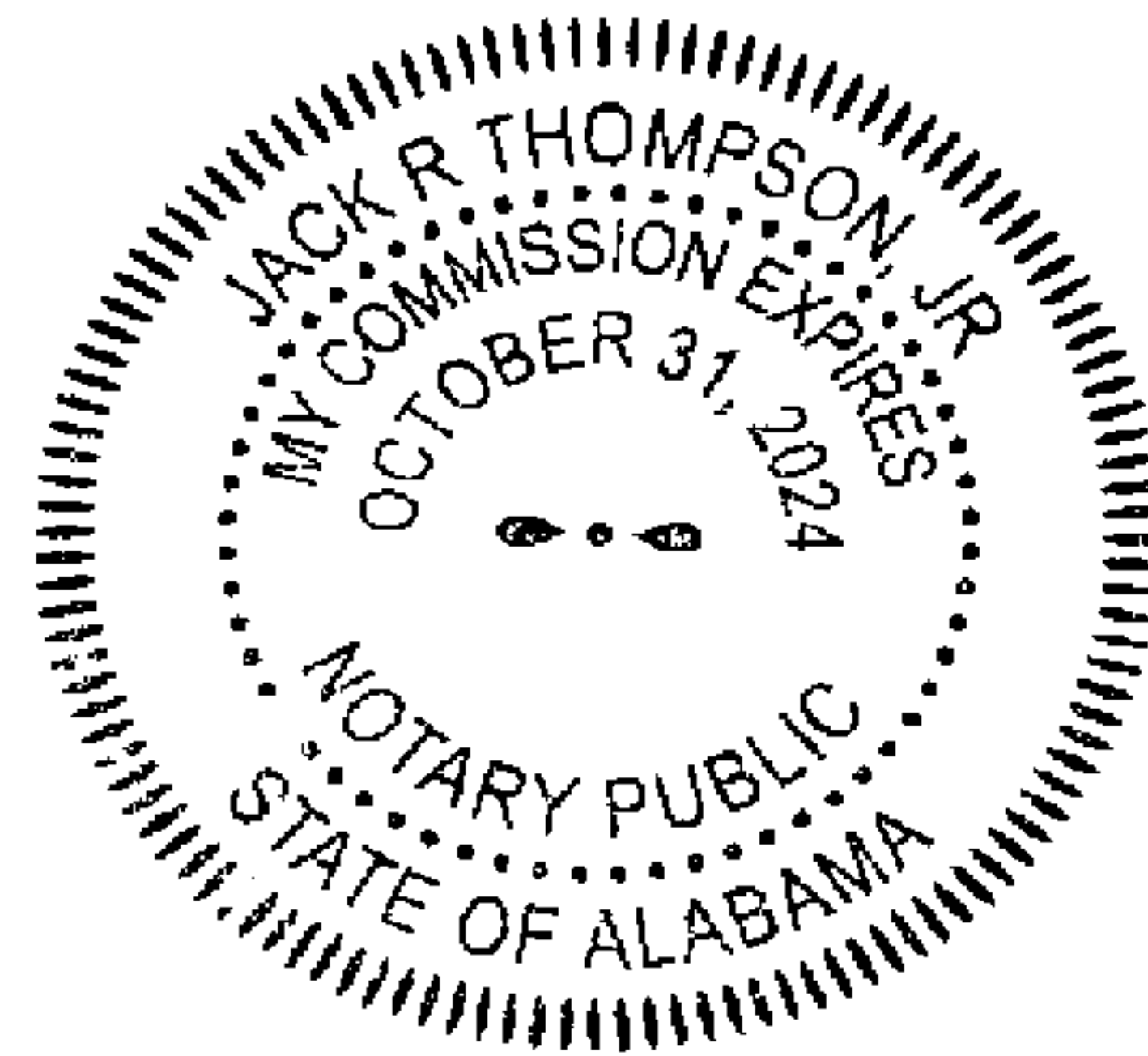
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **John David Wolfe, Sr. and Jolene S. Wolfe** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of Aug, 2023.

My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public



(SEAL)

This instrument was prepared by:
Tom Cassick
The Law Offices of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, AL 35124
File No. ATB3851



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2023 02:36:49 PM
\$37.50 BRITTANI
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Allie S. Bayl