

SEND TAX NOTICE TO:
Bobby Watts and Laurie Ageeb
141 Lenox Drive
Birmingham, AL 35242

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 **EIGHTEEN THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$18,250.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dawn Grubbs**, a single woman, whose address is 345 Miller Circle, Indian Springs, AL 35124, (hereinafter "Grantor", whether one or more), by **Bobby Watts and Laurie Ageeb**, whose address is 141 Lenox Drive, Birmingham, AL 35242, (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 **Bobby Watts and Laurie Ageeb**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 362 Haven Hill Lane, Sterrett, AL 35147 to-wit:**

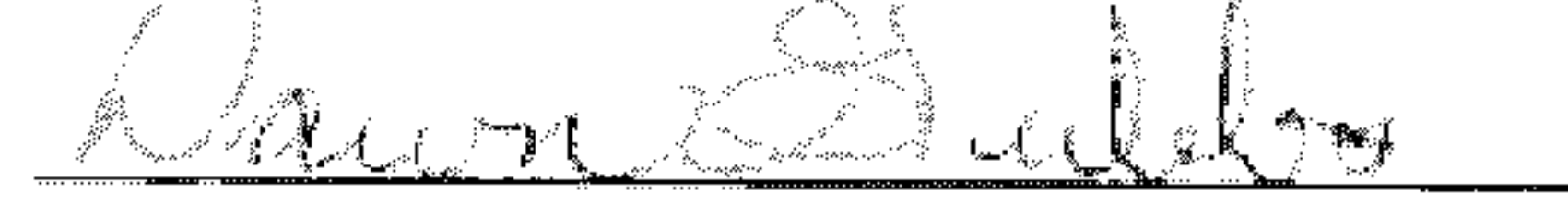
Lots 1, according to the Final Plat of Farley Family Subdivision, as recorded in Map Book 55, Page 62, in the Probate Office of Shelby County, Alabama.

Together with those certain easements for ingress and egress as recorded in Instrument No. 20181001000350360 and Real 76, Page 712, 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.

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 2nd day of November, 2023.

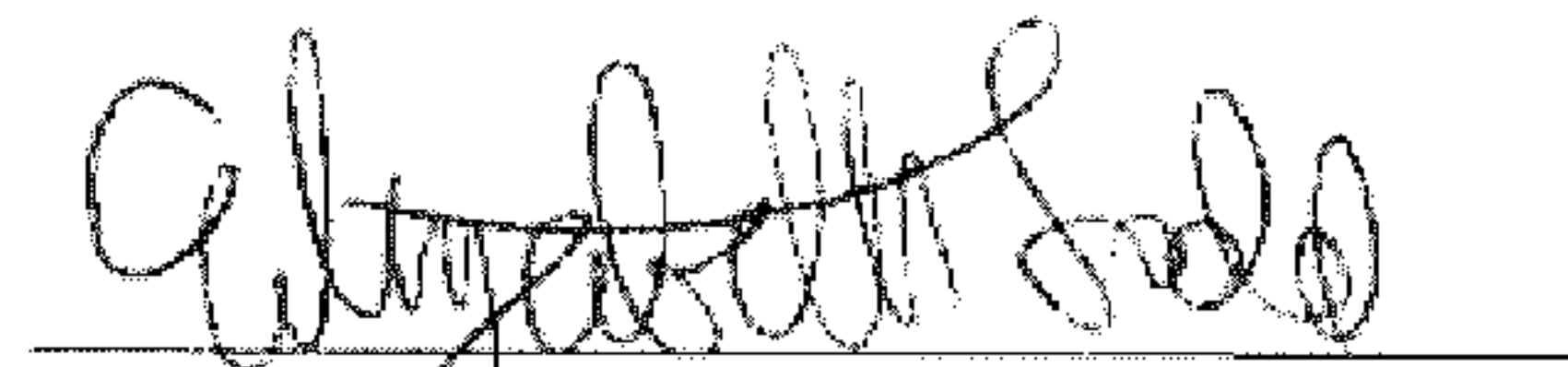


Dawn Grubbs

STATE OF ALABAMA
COUNTY OF SHELBY

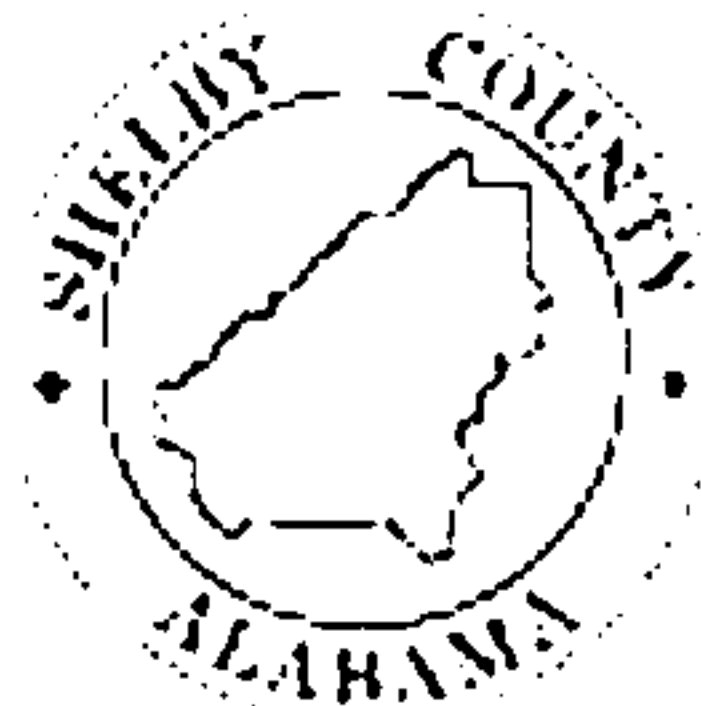
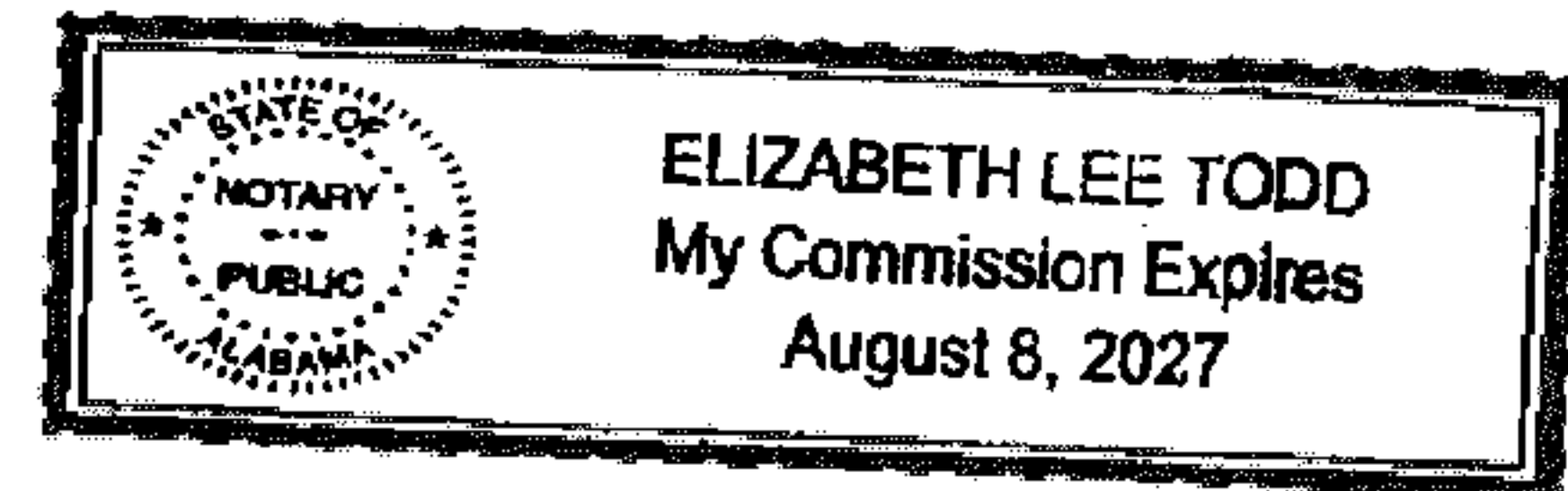
I, the undersigned Notary Public in and for said County and State, hereby certify that Dawn Grubbs whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, 2023.



Notary Public

My Commission Expires: 08/08/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 11:33:08 AM
\$43.50 JOANN
20231102000322750

