

SEND TAX NOTICE TO:

Jerry Reaves Stroupe, III and Lenora N. Stroupe
3025 Cross Grove Lane
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 **FOUR HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED AND 00/100 (\$418,700.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sara Franks aka Sally R. Franks, an unmarried person**, whose address is 475 Talon Court, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Jerry Reaves Stroupe, III and Lenora N. Stroupe**, whose address is 3025 Cross Grove Lane, 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 **Jerry Reaves Stroupe, III and Lenora N. Stroupe, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **3025 Cross Grove Lane, Birmingham, AL 35242 to-wit:**

Lot 30-A, according to the Resurvey of Lots 29 and 30, Little Ridge Estates, as recorded in Map Book 9, Page 174 and Resurvey being recorded in Map Book 10, Page 77, 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.


Sally R. Franks is the surviving grantee of that deed recorded in Inst #1999-02320, in the Probate Office of Shelby County, Alabama; the other grantee Mark A. Franks, having died on or about the 28th day of January, 2021.

Sally R. Franks is one and the same person as Sara Franks.

Subject to a third-party mortgage in the amount of \$376,830.00 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 7th day of November, 2023.

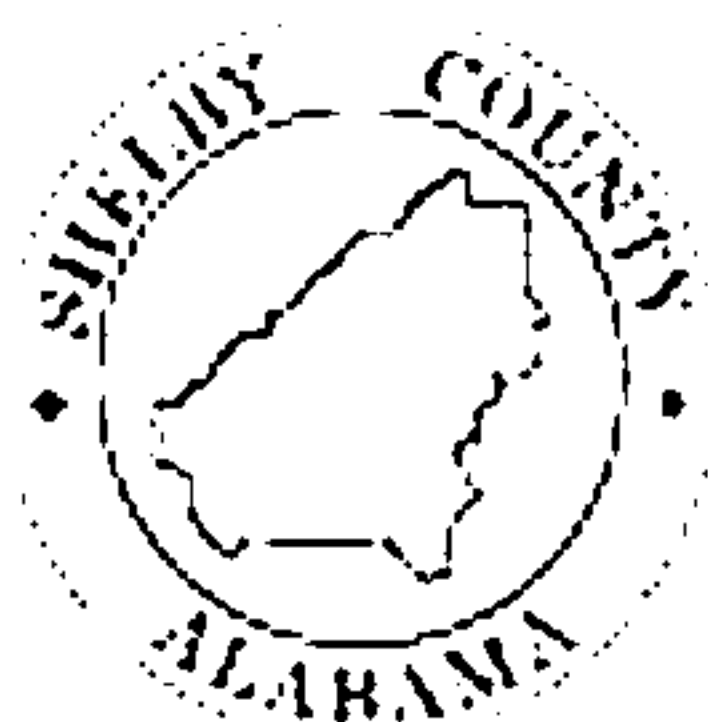
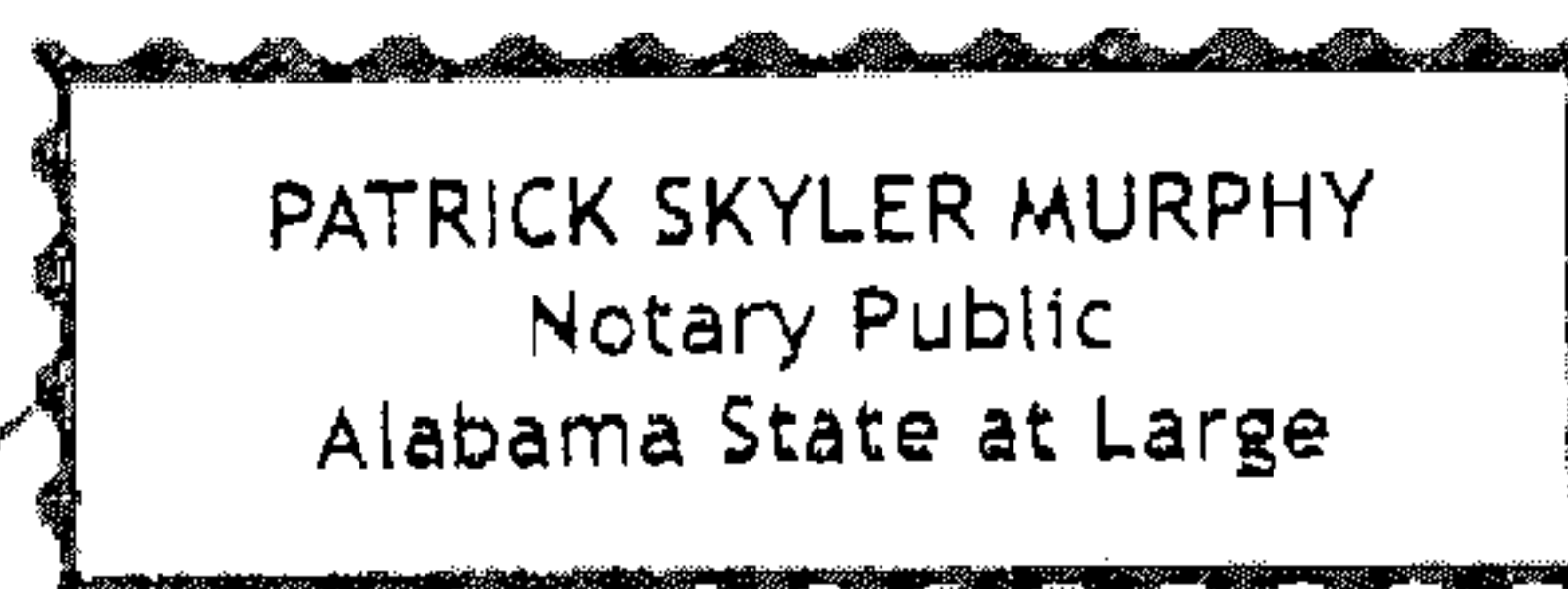

Sara Franks aka Sally R. Franks

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Sara Franks aka Sally R. Franks** 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 7th day of November, 2023.


Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/08/2023 08:08:59 AM
\$444.00 JOANN
20231108000328130

