

SEND TAX NOTICE TO:

Ryan Kelner and Anne-Marie Carolyn Thomas
124 Waterstone Way
Montevallo, AL 35115

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 **TWO HUNDRED FORTY FOUR THOUSAND AND 00/100 (\$244,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Benjamin T. Birkenfeld and Mariah Birkenfeld fka Mariah N. Mumford, husband and wife**, whose address is 128 Coleman Way, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Ryan Kelner and Anne-Marie Carolyn Thomas**, whose address is 124 Waterstone Way Montevallo AL. 35115 (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 **Ryan Kelner and Anne-Marie Carolyn Thomas, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 124 Waterstone Way, Montevallo, AL 35115 to-wit:**

Lot 58, according to the Survey of Waterstone, Phase I, as recorded in Map Book 42, Page 24, in the Probate Office of Shelby County, Alabama.


Mariah Birkenfeld is one and the same person as Mariah N. Mumford, grantee in that certain deed recorded in Instrument # 20200302000080380 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 \$236,680.00 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 9th day of November, 2023.

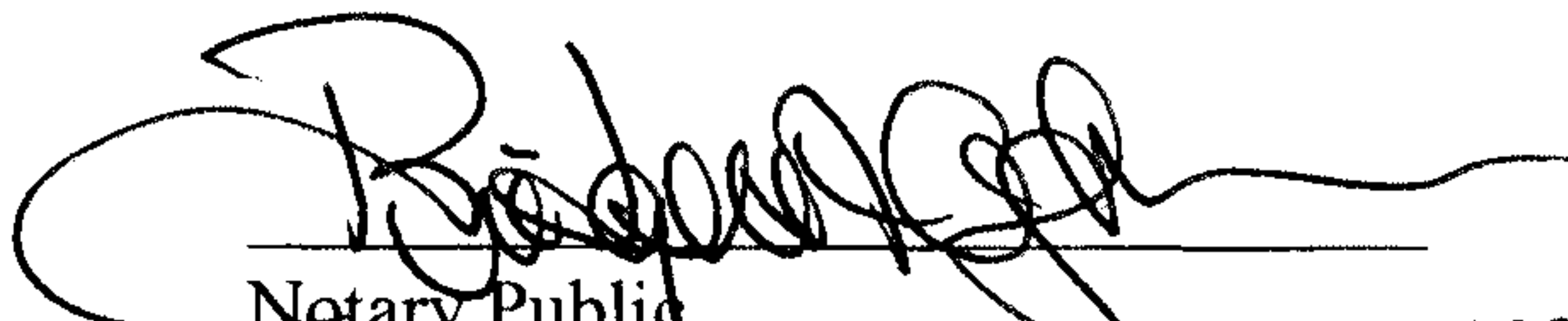

Benjamin T. Birkenfeld

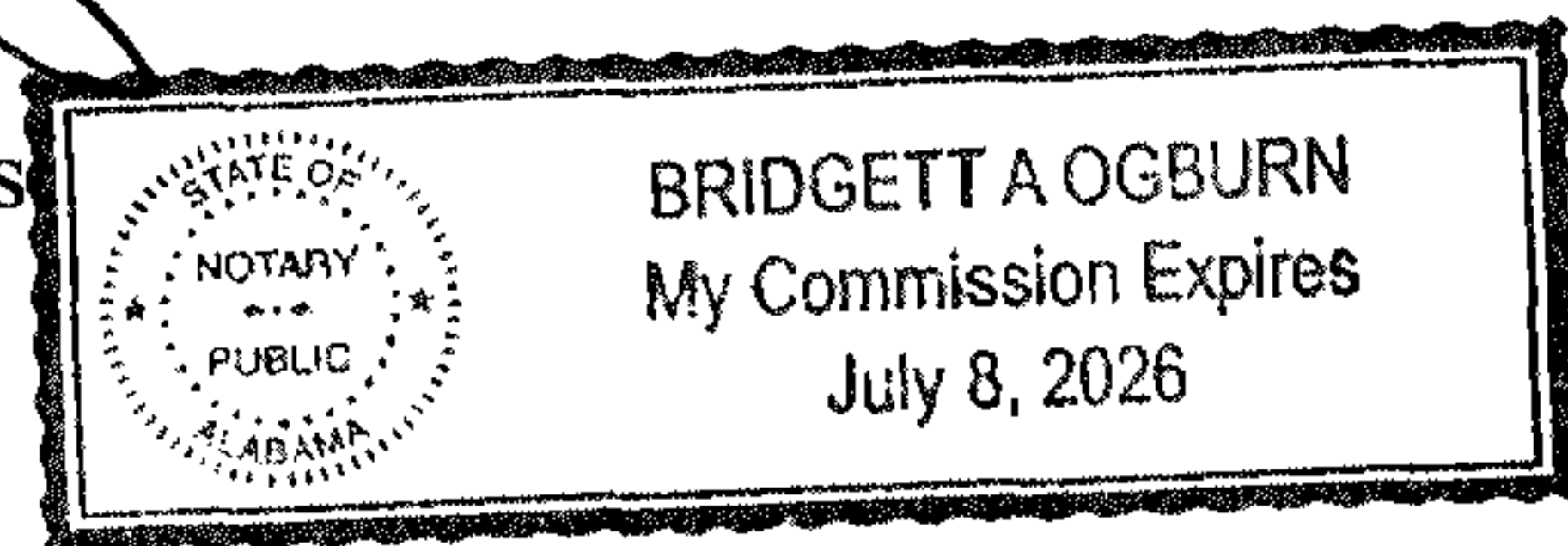

Mariah Birkenfeld fka Mariah N. Mumford

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Benjamin T. Birkenfeld and Mariah Birkenfeld fka Mariah N. Mumford whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2023.


Notary Public
My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2023 12:47:02 PM
\$33.50 PAYGE
20231109000330760

