

**SEND TAX NOTICE TO:**

Justin Davenport and Robia Dawn Taylor Davenport  
399 Knightsbridge  
Alabaster, AL 35007

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 TWENTY FOUR THOUSAND AND 00/100 (\$424,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John A. Nugent, an unmarried man**, whose address is 605 Valleyview Drive, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Justin Davenport and Robia Dawn Taylor Davenport**, whose address is 399 Knightsbridge, Alabaster, AL 35007 (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 **Justin Davenport and Robia Dawn Taylor Davenport, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 399 Knightsbridge, Alabaster, AL 35007 to-wit:**

**Lot 50 according to the Survey of Sterling Gate, Sector 3, Phase 3 as recorded in Map Book 29, Page 147, Shelby County, Alabama Records.**

**John A. Nugent is the surviving grantee of that certain deed recorded in Instrument # 20060120000033420, in the Probate Office of Shelby County, Alabama; the other grantee, Mary A. Nugent, having died on or about the 18<sup>th</sup> day of July, 2014.**

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 \$402,800.00 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 20th day of November, 2023.

  
\_\_\_\_\_  
John A. Nugent

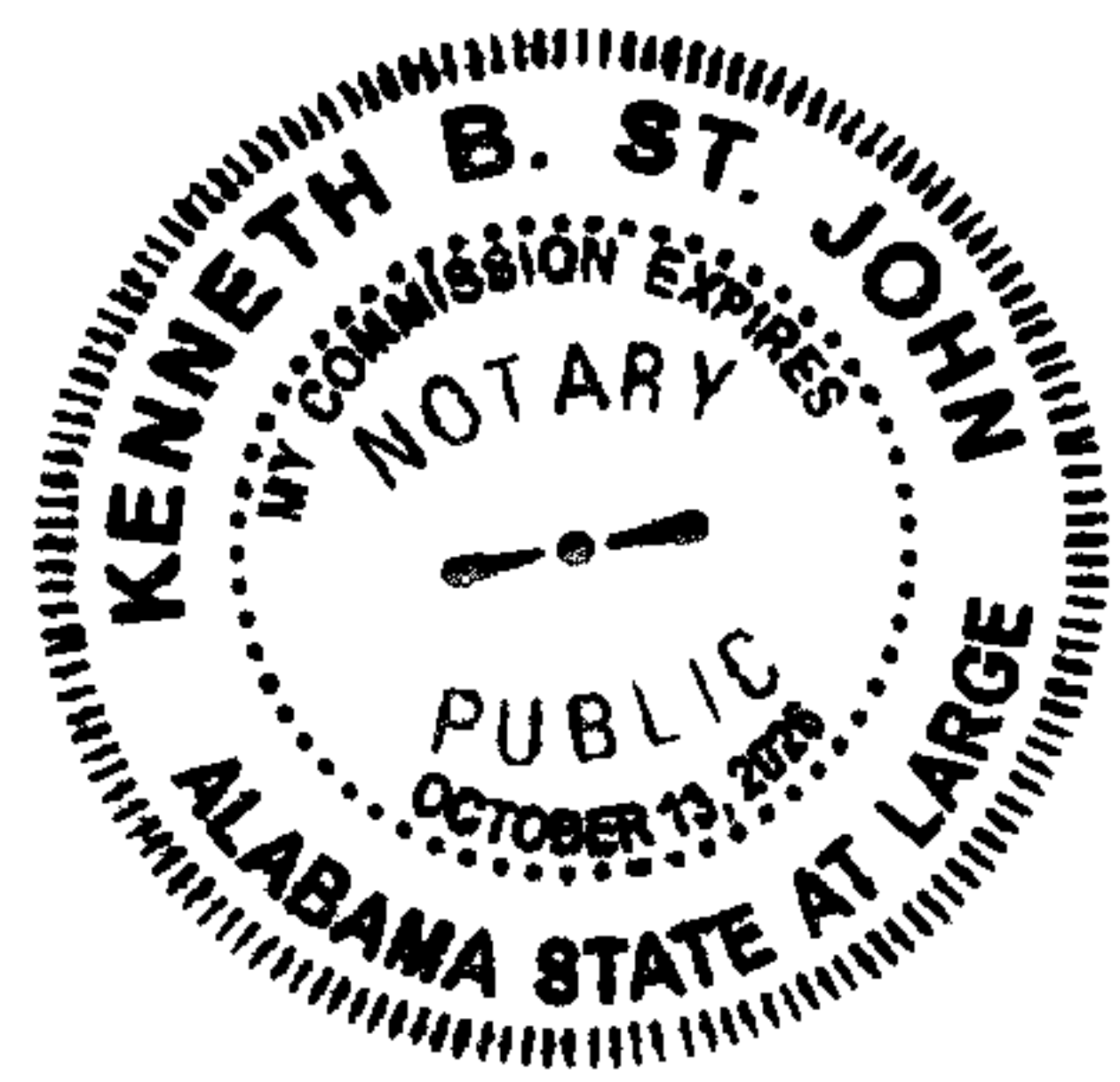
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **John A. Nugent** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2023.

  
\_\_\_\_\_  
Notary Public

Print Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/21/2023 08:11:39 AM  
\$46.50 MOLLY  
20231121000340350

*Allie S. Bayl*