

SEND TAX NOTICE TO:
Alexandra Jane York Wright
82 Blackberry Lane
Wilsonville, AL 35186

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 **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher W. Emmerke and Sherry S. Emmerke, a married couple**, whose address is 2006 Tree Crossing Pkwy Hoover AL 35244 (hereinafter "Grantor", whether one or more), by **Alexandra Jane York Wright**, whose address is 82 Blackberry Lane, Wilsonville, AL 35186, (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 **Alexandra Jane York Wright**, the following described real estate situated in Shelby County, Alabama, **the address of which is 82 Blackberry Lane, Wilsonville, AL 35186 to-wit:**

Lot 2-A, according to the Survey of Barnes' Subdivision, as recorded in Map Book 24, page 24 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 \$290,000.00 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 12th day of December, 2023.

Christopher W. Emmerke

Christopher W. Emmerke

Sherry S. Emmerke

Sherry S. Emmerke

STATE OF ALABAMA
COUNTY OF SHELBY

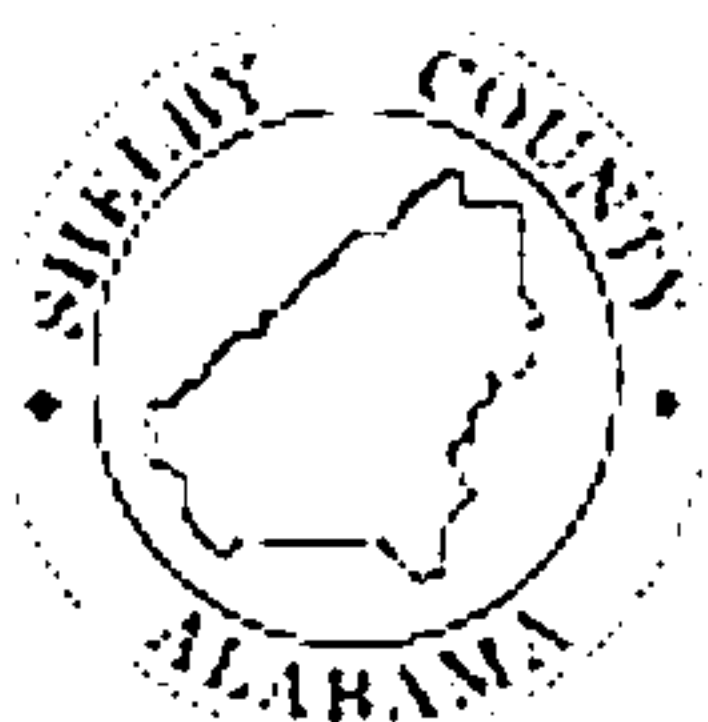
I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher W. Emmerke and Sherry S. Emmerke whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,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

Given under my hand and official seal this 12th day of December, 2023.

Elizabeth Lee Todd

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
12/13/2023 02:59:55 PM
\$55.00 BRITTANI
20231213000359300

Allie S. Bayl