

SEND TAX NOTICE TO:
Marlene Batie Miller
157 Sunset Lake Drive
Chelsea, AL 35043

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 FIFTY EIGHT THOUSAND AND 00/100 (\$358,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles A. Nail and Kate B. Nail, a married couple**, whose address is 155 Pineleaf Drive, Wilsonville, AL 36054 (hereinafter "Grantor", whether one or more), by **Marlene Batie Miller and Dean Howard Alexander**, whose address is 157 Sunset Lake Drive, Chelsea, AL 35043, (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 **Marlene Batie Miller and Dean Howard Alexander, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 157 Sunset Lake Drive, Chelsea, AL 35043 to-wit:**

Lot 46, according to the Final Plat of Sunset Lake, Phase 1, as recorded in Map Book 29, page 68 in the Probate Office of Shelby County, Alabama.

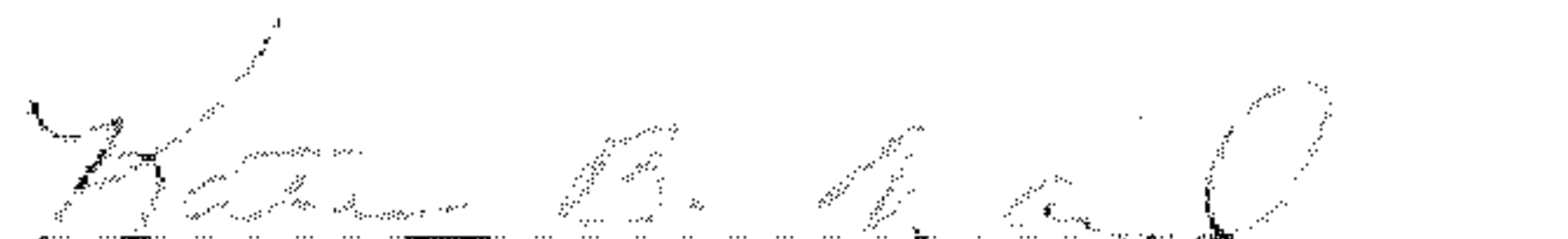
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$351,515.00 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 15th day of December, 2023.



Charles A. Nail

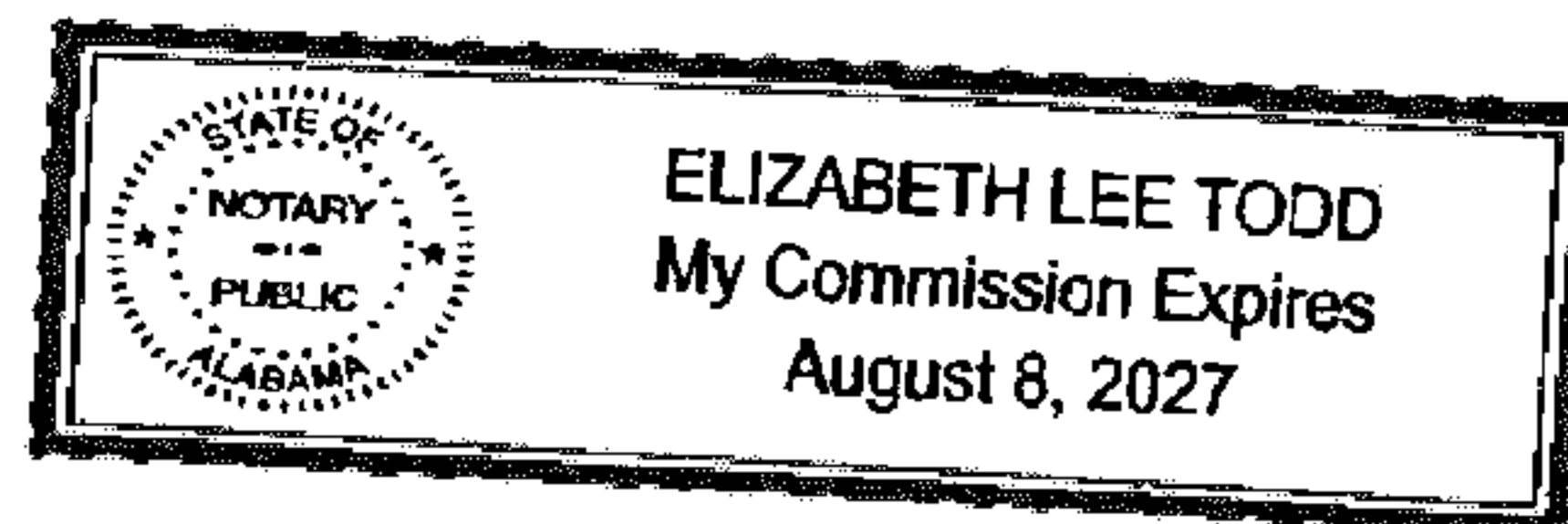

Kate B. Nail

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles A. Nail and Kate B. Nail 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 15th day of December, 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
12/15/2023 10:37:09 AM
\$31.50 BRITTANI
20231215000360820

