

Send Tax Notice to:

Natalie Salyer
Michael Salyer

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Andrew L. Glass and Lindsay J. Glass, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2840 Highway 39 Chelsea, AL 35043 grant, bargain, sell and convey unto **Natalie Salyer and Michael Salyer** (herein referred to as grantee) whose mailing address is 216 Doyle Dr., Montevallo, AL 35115-5932 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of 216 Doyle Dr., Montevallo, AL 35115, to wit:

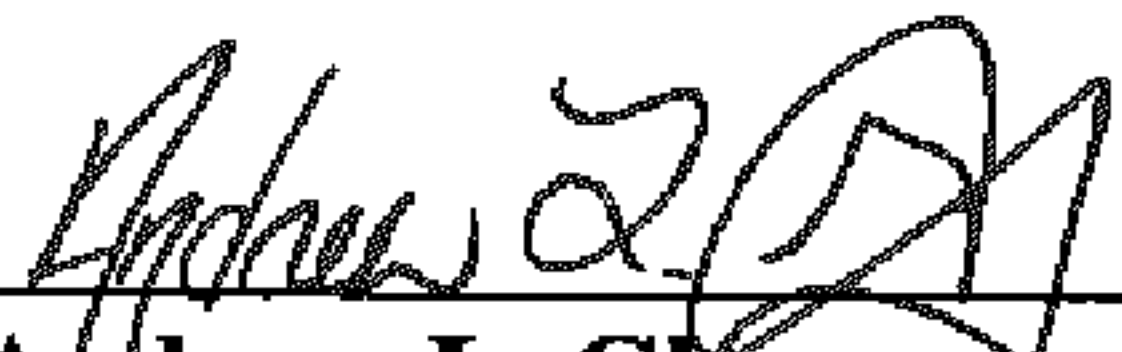
Lot 26, according to the Map and Survey of Sunnydale Estates, Third Sector, recorded in Map Book 7, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

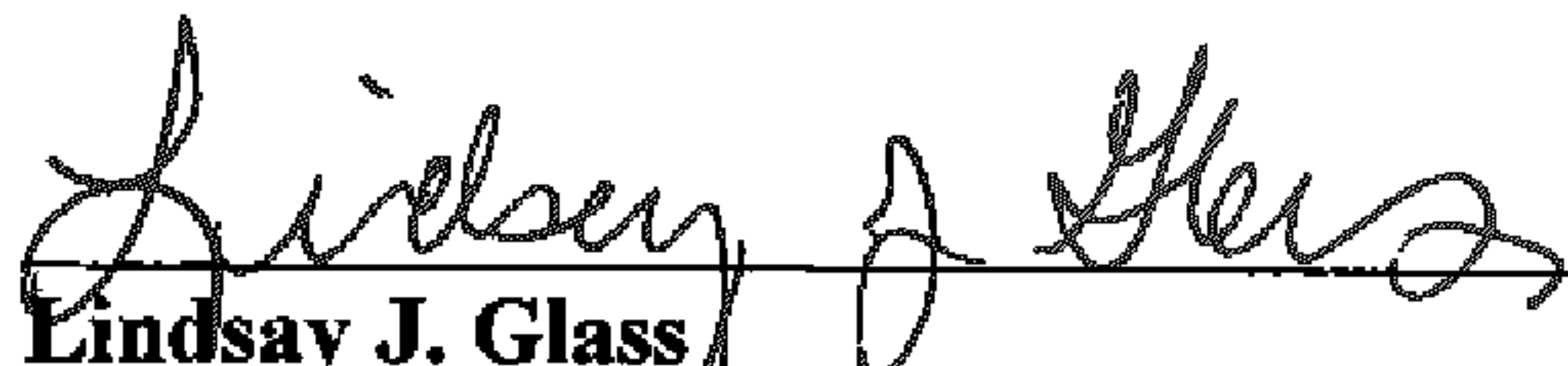
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$215,033.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of January, 2024.


 Andrew L. Glass

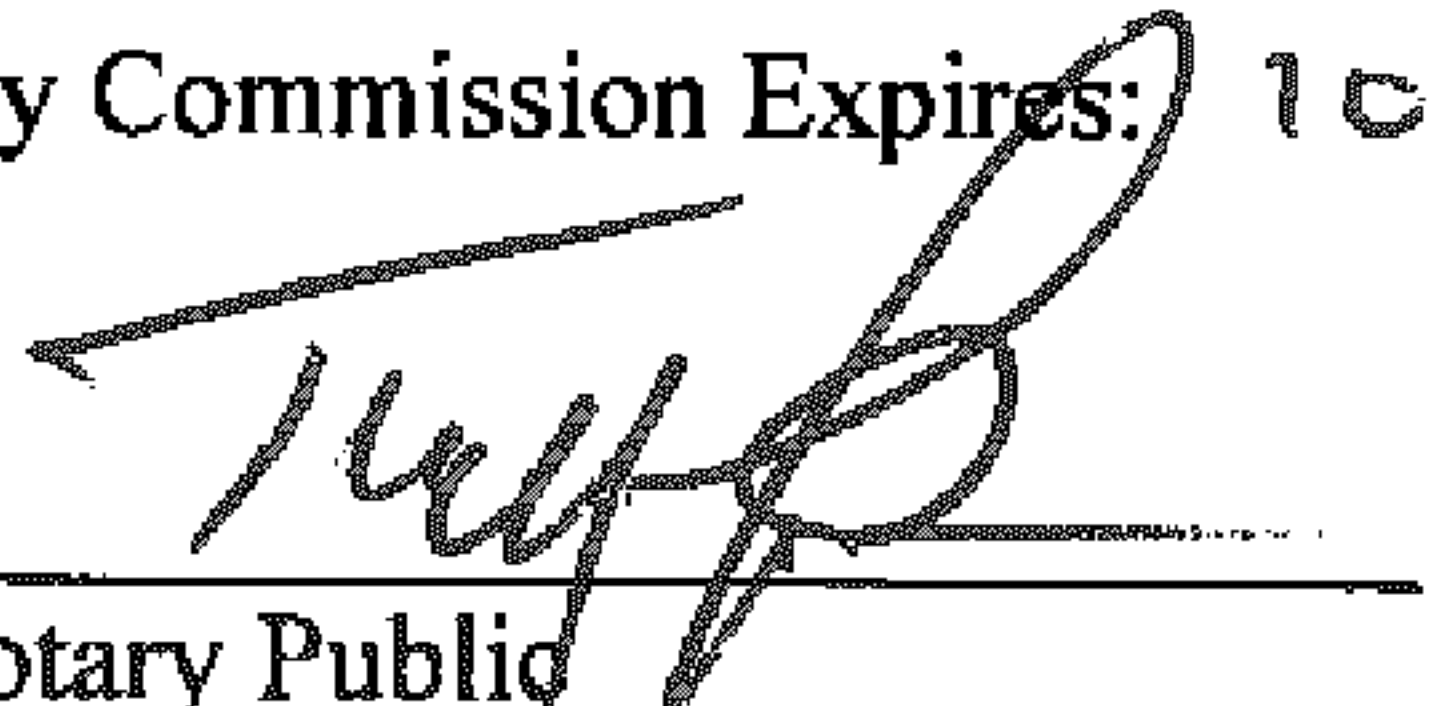

 Lindsay J. Glass

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Andrew L. Glass and Lindsay J. Glass** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of Jan, 2024.

My Commission Expires: 10/31/2024


 Notary Public

(S E A L)

This instrument was prepared by:
 Tom Cassick
 The Law Offices of Thomas F. Cassick, LLC
 2226 Williamsburg Drive
 Pelham, AL 35124
 File No. ATB3990



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2024 09:54:59 AM
 \$29.00 JOANN
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