

SEND TAX NOTICE TO:

William Ashley Townsend & Krista Leigh Townsend
1079 Timberline Ridge
Calera, AL 35040

This instrument prepared by:
James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$395,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Webster Shaw and Shanae Shaw, husband and wife**, whose address is 1006 Love St, Hueytown, AL 35023, (hereinafter "Grantor", whether one or more), by **William Ashley Townsend and Krista Leigh Townsend, husband and wife, as joint tenants with right of survivorship**, (hereinafter "Grantee", whether one or more), whose address is 1079 Timberline Ridge Calera, AL 35040, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **William Ashley Townsend and Krista Leigh Townsend, husband and wife, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1079 Timberline Ridge, Calera, AL 35040** to-wit: :

Lot 7, according to the Survey of the Reserve at Timberline as recorded in Map Book 34, Page 117 A, B, C & D, in the Probate Office of Shelby County, Alabama.


Source of Title: Inst. No. 20190905000327690

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 \$316,000.00 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 9th day of January, 2024.



Webster Shaw



Shanae Shaw

STATE OF ALABAMA
COUNTY OF JEFFERSON

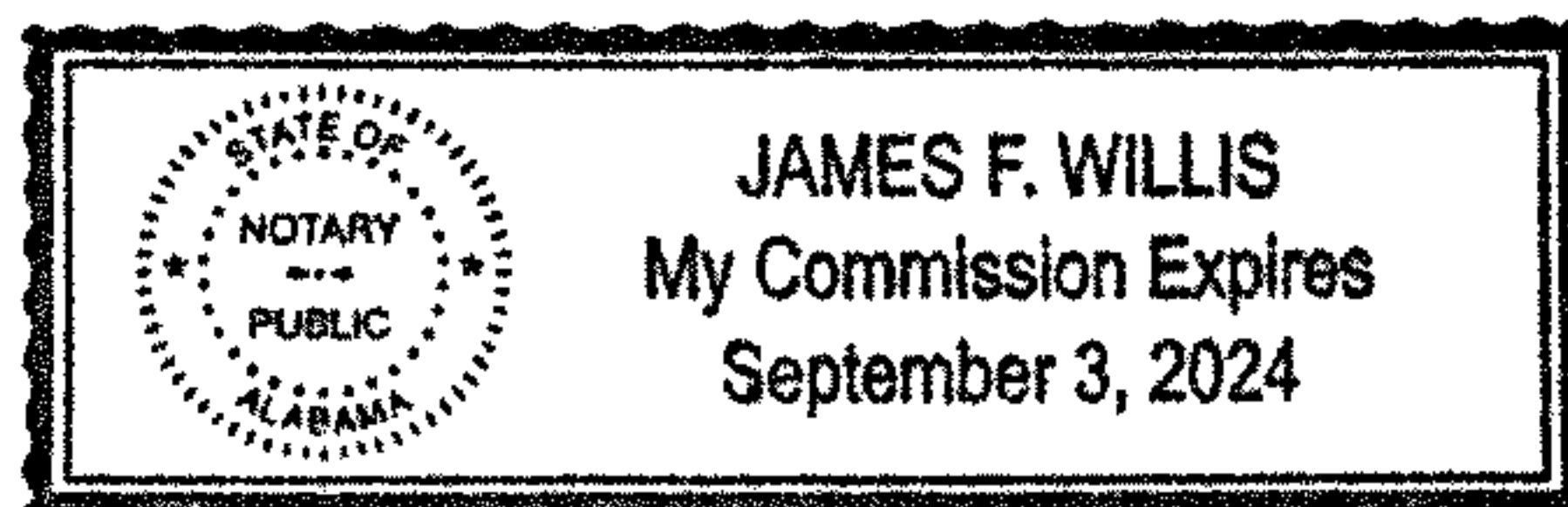
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Webster Shaw and Shanae Shaw**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 9th day of January, 2024.



Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 09:03:25 AM
\$104.00 PAYGE
20240117000010860

Alexis Bayl