

SEND TAX NOTICE TO:
Catherine Barrett and Kenny Wayne Barrett
432 Wynlake Lane
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 **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Randy E. McGraw and Peggy S. McGraw, husband and wife**, whose address is 432 Wynlake Lane, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Catherine Barrett and Kenny Wayne Barrett**, whose address is 1603 Savannah Park, Vestavia Hills, AL 35216, (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 **Catherine Barrett and Kenny Wayne Barrett, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **432 Wynlake Lane, Alabaster, AL 35007 to-wit:**

Lot 24, according to the Survey of Phase II Wynlake Subdivision, as recorded in Map Book 20, pages 12 A & B 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 \$247,500.00 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 30th day of January, 2024.



Randy E. McGraw

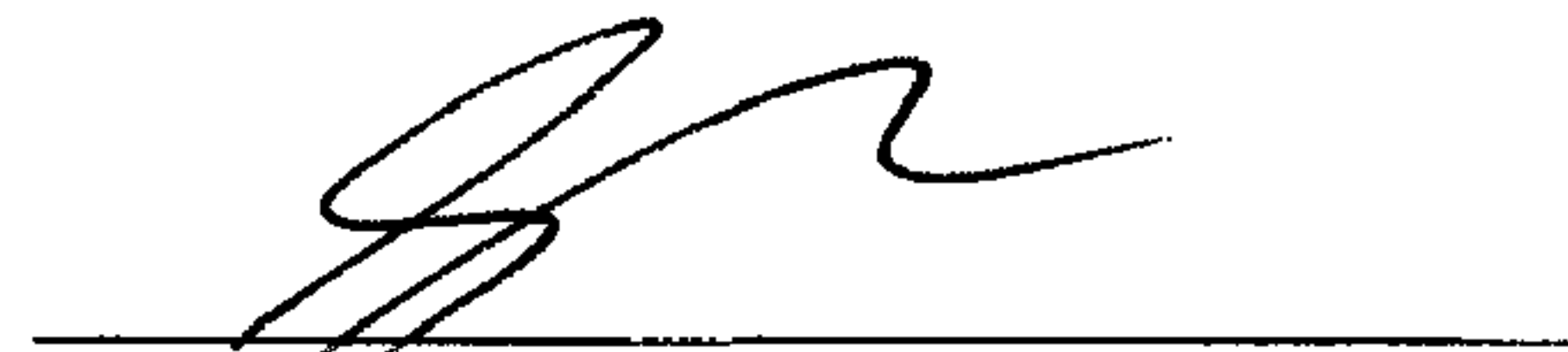


Peggy S. McGraw

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Randy E. McGraw and Peggy S. McGraw whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2024.



Notary Public

Printed Name:

My Commission Expires: 03-25-16

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2024 12:01:27 PM
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