

SEND TAX NOTICE TO:
S Nails & Spa, LLC

1401 Scout Trce

Hoover, AL 35244

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 **FIVE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$539,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Margaret M. Garner, an unmarried woman**, whose address is 700 Chase Brook Circle, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **S Nails & Spa, LLC**, whose address is 1401 Scout Trce, Hoover, AL 35244

(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 **S Nails & Spa, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **521 1st Street North, Alabaster, AL 35007 to-wit:**

Lots 33, 34 and a part of Lot 35, Block 1, of Nickerson - Scott Survey, as recorded in Map Book 3 page 34 in the Office of the Judge of Probate of Shelby County, Alabama, being described as follows: Commence at the Southeast corner of Lot 33, being the point of beginning: thence North 83 deg. 55 min. West and run along the South line of Lot 33, 120.75 feet; thence North 6 deg. 54 min. East, and run 143.35 feet; thence South 81 deg. 34 min. 23 sec. East and run 122.85 feet; thence South 7 deg. 46 min. 09 sec. West and run 138.87 feet to the point of beginning; being situated in Shelby County, Alabama.

Margaret M. Garner is the surviving grantee of that certain deed recorded in Deed Book 255, Page 329 in the Probate Office of Shelby County, Alabama; the other grantee, James D. Garner, having died on or about the 27th day of July 2021. James D. Garner was one and the same person as James Douglas Garner.

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 \$431,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of February, 2024.

Margaret M. Garner

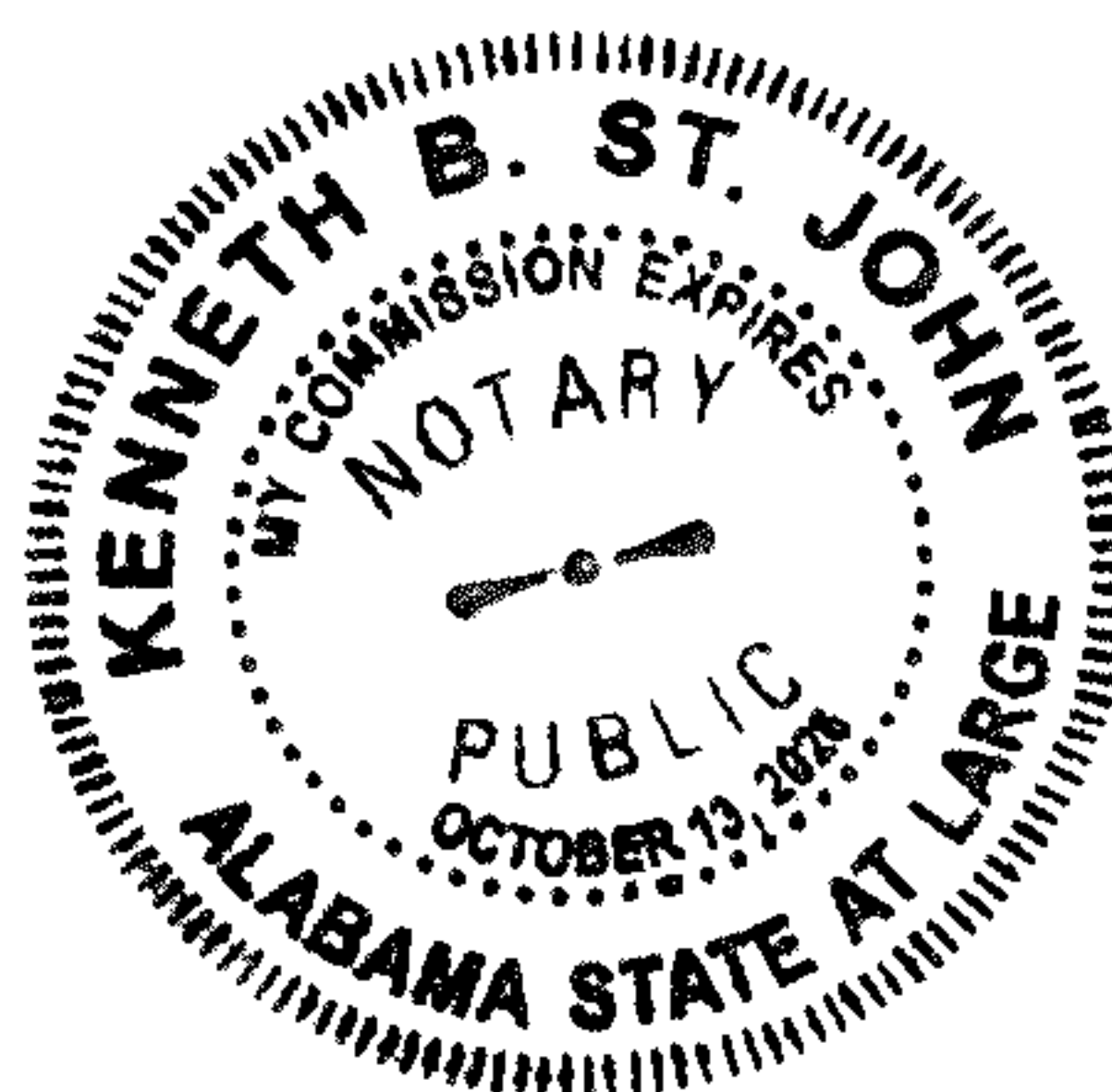
Margaret M. Garner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Margaret M. Garner whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2024.

Kenneth B. St. John
Notary Public ; *Kenneth B. St. John*
My Commission Expires: *10/13/2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2024 02:47:45 PM
\$133.00 BRITTANI
20240206000029880

Allie S. Bayl