

**SEND TAX NOTICE TO:**  
Brittany Allyssa Williams  
109 Brookside Way  
Calera, AL 35040

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 **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Millicent E. Swift-Wright, an unmarried woman**, whose address is 17031 SW 129<sup>th</sup> Place, Archer, FL 32618 (hereinafter "Grantor", whether one or more), by **Brittany Allyssa Williams**, whose address is 109 Brookside Way, Calera, AL 35040 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 109 Brookside Way, Calera, AL 35040 to-wit:**

**Lot 14, according to the Survey of Shiloh Creek Sector One, Plat One, a subdivision, as recorded in Map Book 38, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Millicent E. Swift-Wright is the surviving grantee of that certain deed recorded in Instrument# 20190802000277830, in the Probate Office of Shelby County Alabama; the other grantee George Wright Jr., having died on or about the 14<sup>th</sup> day of April, 2020.**

**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 \$232,323.00 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 February, 2024.

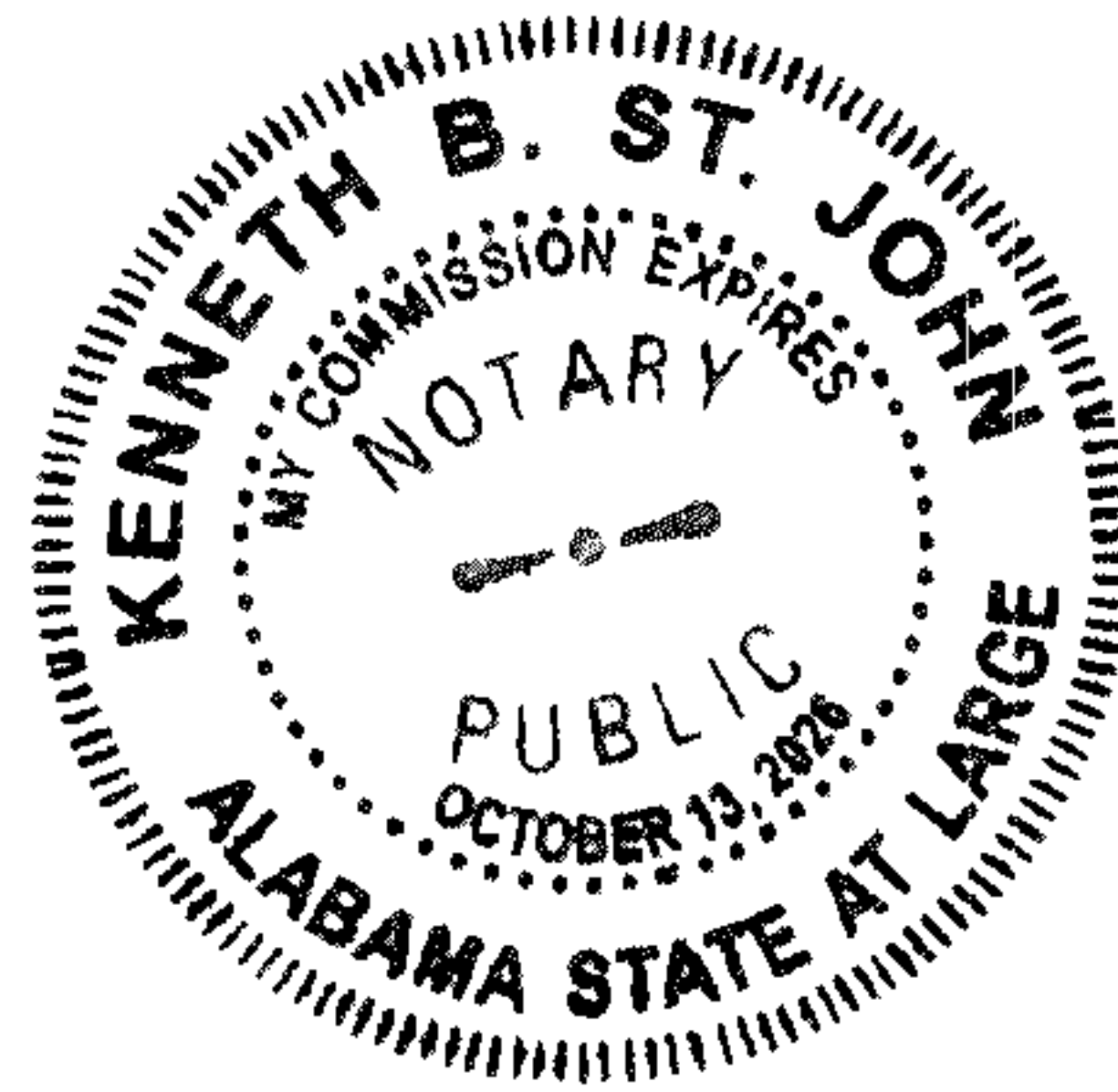
*Millicent E. Swift-Wright*  
Millicent E. Swift-Wright

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Millicent E. Swift-Wright 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 9th 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  
02/12/2024 08:07:26 AM  
\$26.00 PAYGE  
20240212000033750

*Allie S. Beyl*