

**SEND TAX NOTICE TO:**  
Richard Witcher and Tammy Witcher  
441 Summerchase Drive  
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 **SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$67,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Linda Cave, an unmarried woman**, whose address is 136 Braxton Way, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Richard Witcher and Tammy Witcher**, whose address is 441 Summerchase Drive, 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 **Richard Witcher and Tammy Witcher, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 900 Willow Bend Road, Pelham, AL 35124 to-wit:**

**Lot 1, Block 2, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate 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 \$0.00 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 14th day of February, 2024.

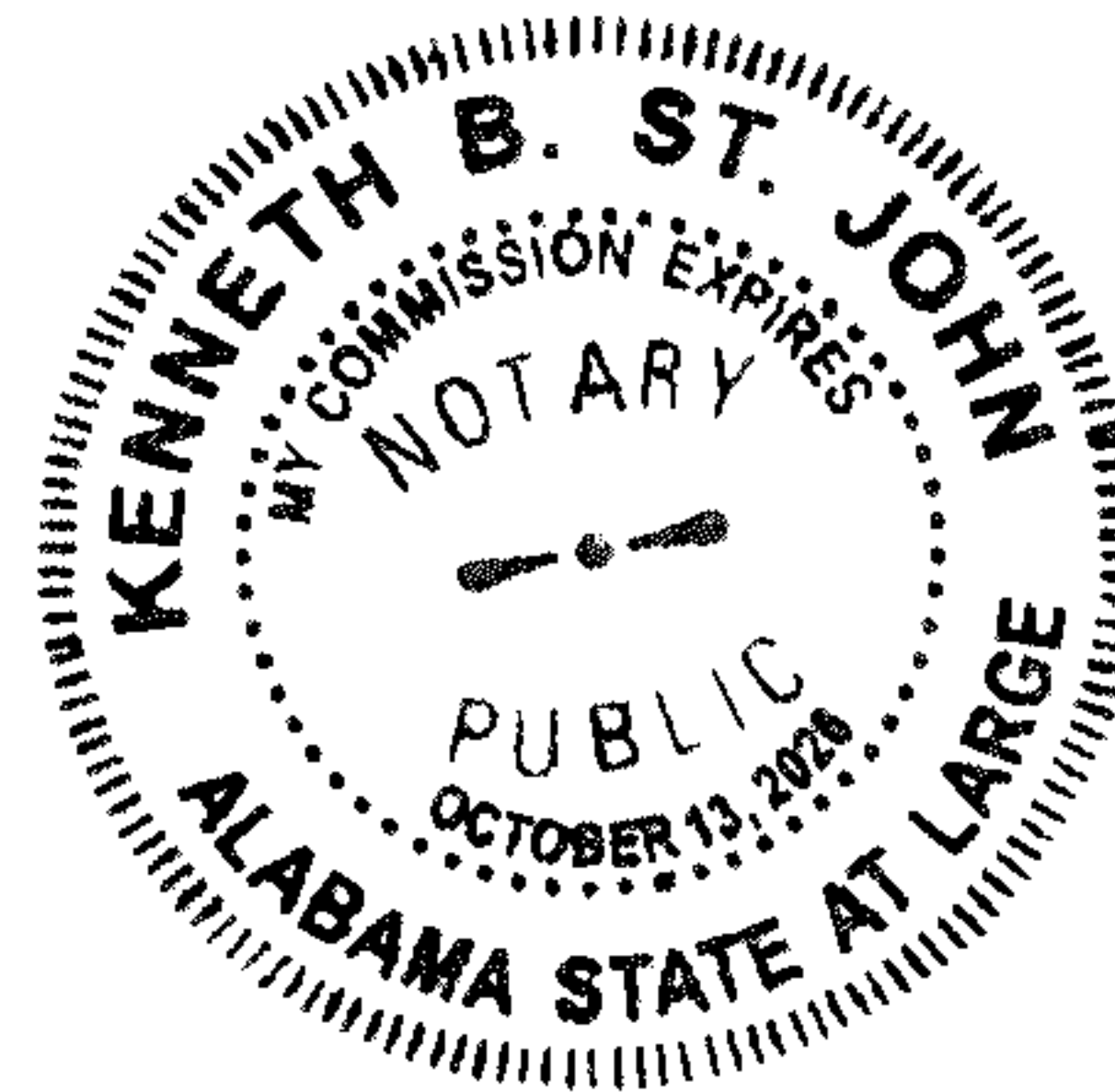
*Linda Cave*  
Linda Cave

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Linda Cave 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 14th day of February, 2024.

*[Signature]*  
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  
02/14/2024 03:05:21 PM  
\$92.50 BRITTANI  
20240214000037670

*Allie S. Bayl*