

SEND TAX NOTICE TO:

Bobi R. Ezell
100 Salem Road
Montevallo, AL 35115

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 TEN THOUSAND AND 00/100 (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Alicia Caver and Benito Dwight Sherrod, wife and husband**, whose address is 5017 Avenue N Birmingham AL. 35208 (hereinafter "Grantor", whether one or more), by **Bobi R. Ezell**, whose address is 100 Salem Road Montevallo AL. 35115 (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 100 Salem Road, Montevallo, AL 35115 to-wit:**

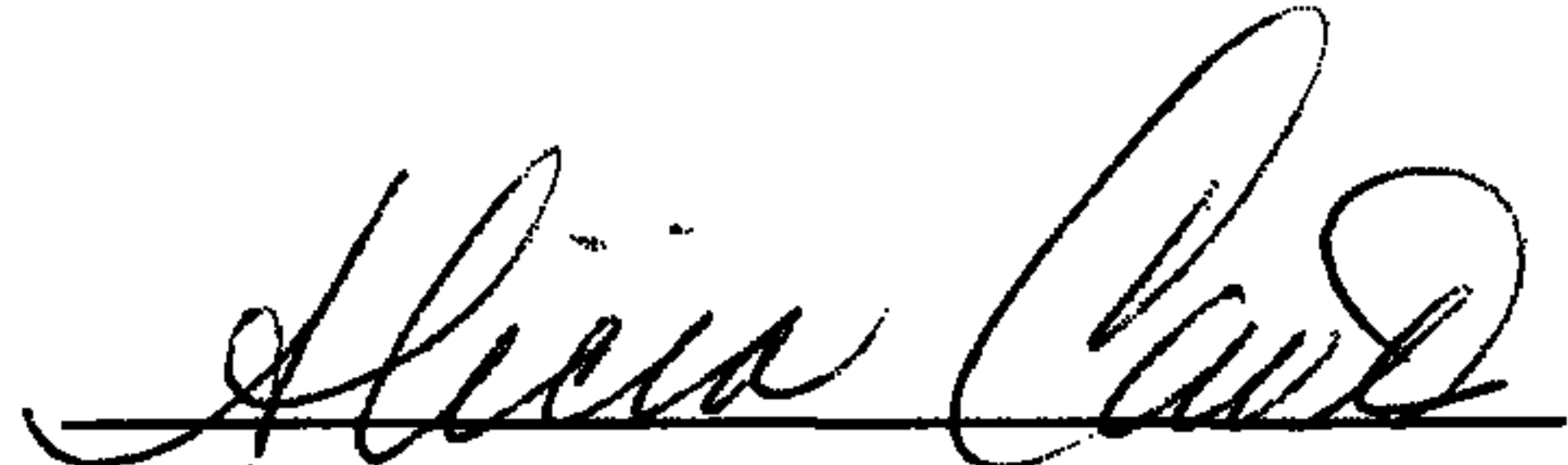
Commence at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 21, Township 22 South, Range 3 West; Shelby County; Alabama, thence run Westerly along quarter-quarter line 231.59 feet to a point, thence 129 degrees 26 minutes left and run 52.18 feet to the point of beginning of the property being described, thence continue along last described course 52.18 feet to a point, thence to a point, thence 97 degrees 30 minutes right and run 164.77 feet to a point on the East line of Salem Street, thence 86 degrees 39 minutes right and run Northwesterly along street right of way line 102.50 feet to a point, thence 110 degrees 21 minutes right and run 173.02 feet to the point of beginning, marked on the corners with iron pins (as presented on the map with open circles) as shown on the plat.

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 \$203,700.00 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 29th day of February, 2024.



Alicia Caver

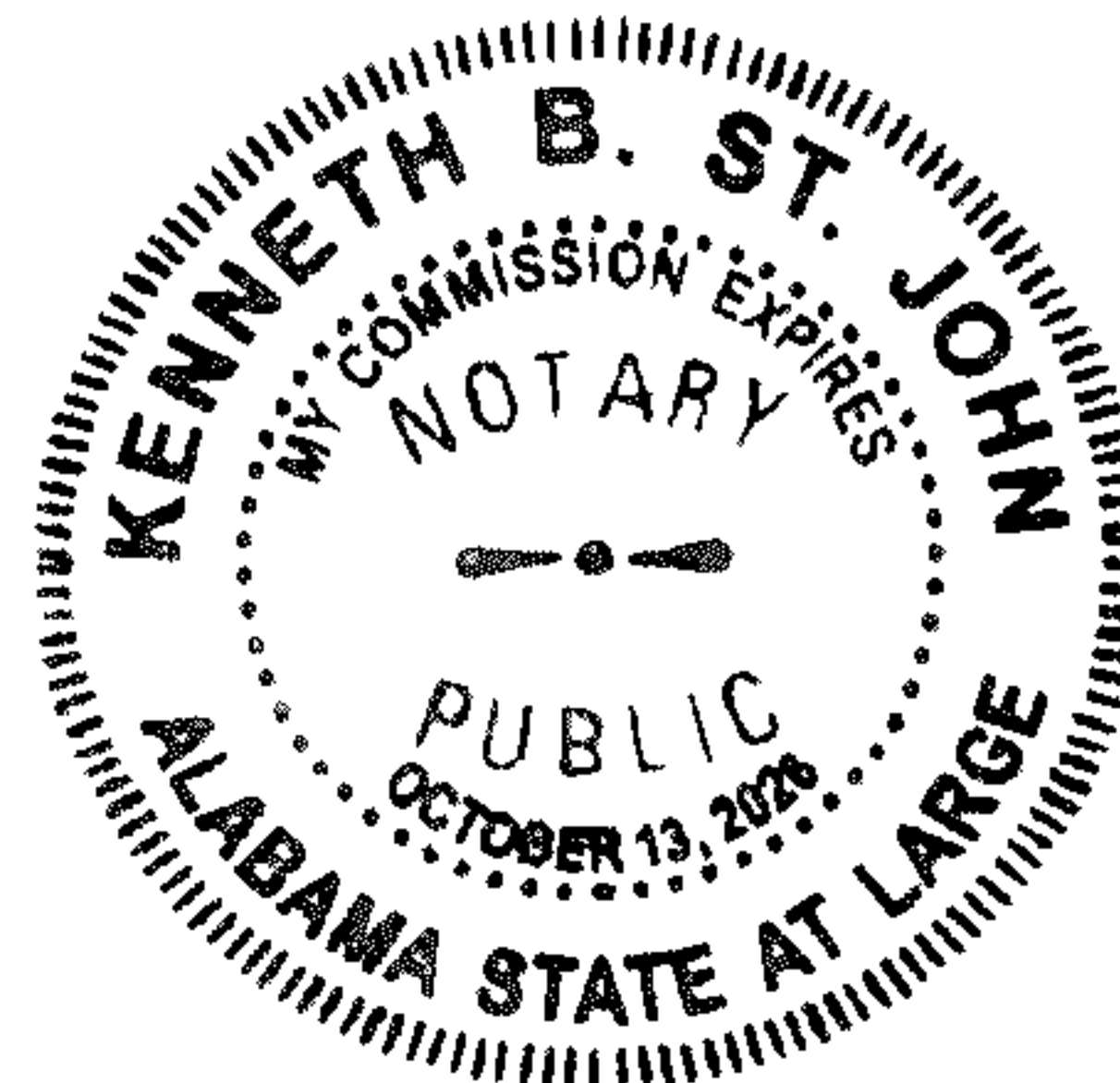

Benito Dwight Sherrod

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Alicia Caver and Benito Dwight Sherrod, 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 29th day of February, 2024.


Notary Public
Printed Name: 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
02/29/2024 03:14:18 PM
\$31.50 BRITTANI
20240229000053820

