

SEND TAX NOTICE TO:
OV Garner, II and Alicia Garner
233 Stonebriar Dr.
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, AL 35243
TUS-24-1297

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND AND 00/100 (\$248,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Samantha Bridges and husband, David Cody Bridges**, whose address is 233 Stonebriar Dr., Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **OV Garner, II and Alicia Garner**, whose address is 233 Stonebriar Dr. , 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 Grantees, **OV Garner, II and Alicia Garner, as joint tenants, with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 233 Stonebriar Drive, Calera, AL 35040 to-wit:**

Lot 100, according to the Survey of Stonebriar, Phase 2, as recorded in Map Book 52, Page 15, in the Probate Office of Shelby County, Alabama.

Samantha Emily Scott, the grantee in deed recorded in Instrument Number 20220711000271460, is one and the same person as Samantha Bridges

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.

Subject to a third-party mortgage in the amount of \$253,332.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 25th day of March 2024

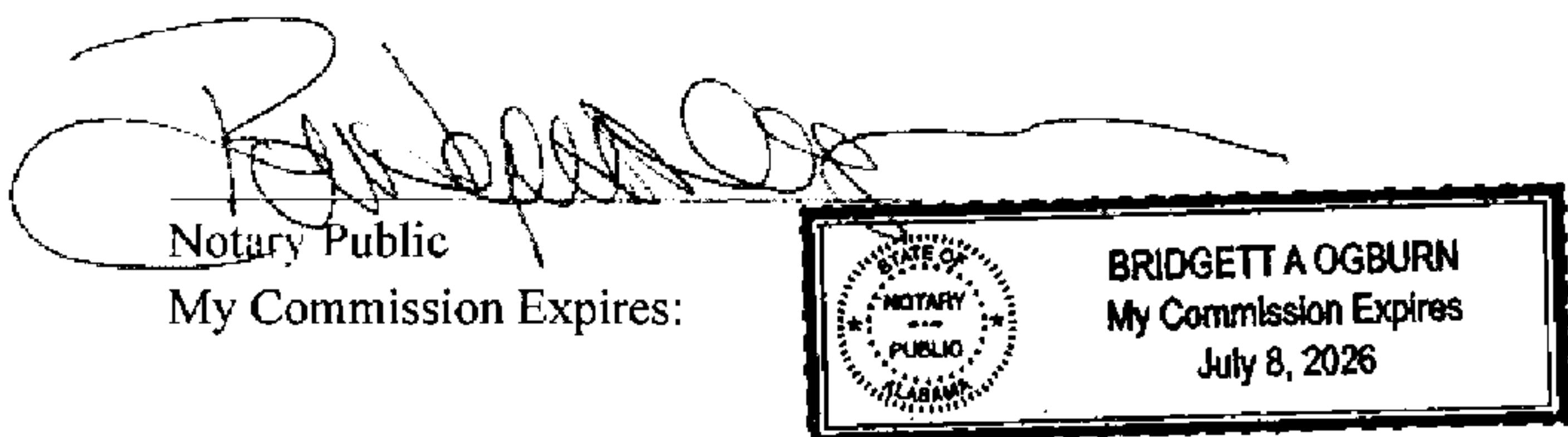
Samantha Bridges
Samantha Bridges

David Cody Bridges
David Cody Bridges

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Samantha Bridges and David Cody Bridges, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

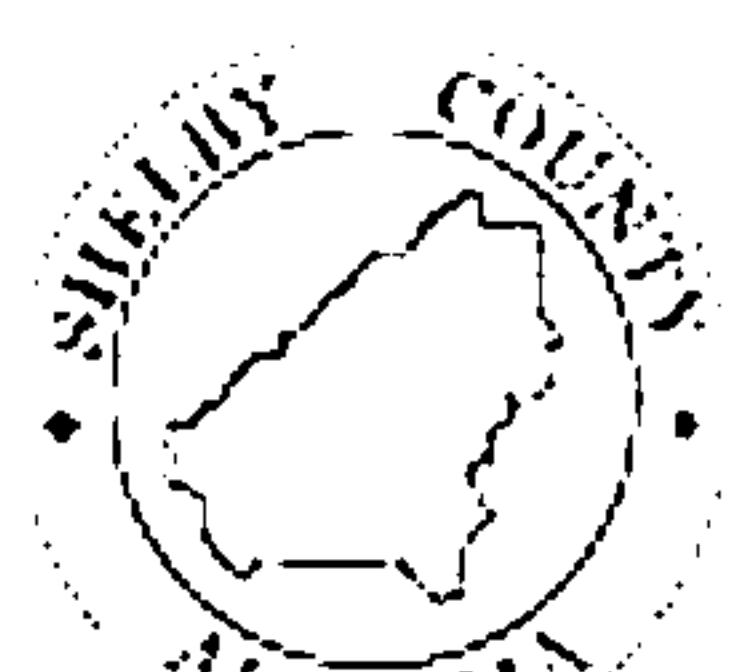
Given under my hand and official seal this 25th day of March, 2024.



File No.: TUS-24-1297

Warranty Deed

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2024 03:48:36 PM
\$27.00 JOANN
20240327000083940

Allen S. Bayl