

SEND TAX NOTICE TO:

David Queen
256 Sun Valley Circle
Sterrett, AL 35147

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 **ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$174,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Vanderbilt Mortgage and Finance, Inc., a Tennessee Corporation**, whose address is 500 Alcoa Trail, Maryville, TN 37804, (hereinafter "Grantor", whether one or more), by **David Queen**, whose address is 256 Sun Valley Circle, Sterrett, AL 35147, (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 **David Queen**, the following described real estate situated in Shelby County, Alabama, the address of which is 256 Sun Valley Circle, Sterrett, AL 35147, to-wit:

COMMENCE AT A 1/2" REBAR MARKING THE NW CORNER OF THE SE 1/4 - SW 1/4 IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE S89°04'49"E 347.00' ALONG THE NORTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID FORTY LINE N26°54'53"W 43.37' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE SOUTHEASTERLY R/W OF SUN VALLEY CIRCLE (60" R/W), THENCE ALONG SAID RW THE FOLLOWING CHORD BEARINGS AND DISTANCES, THENCE N74°36'12"E 82.07' TO A POINT, THENCE N69°28'40"E 51.13' TO A POINT, THENCE N62°11'25"E 28.73' TO A POINT, THENCE N56°11'07"E 101.44' TO A POINT, THENCE N57°01'08" E 126.26' TO A POINT, THENCE N53°28'40"E 40.86' TO A 1" PIPE, THENCE LEAVING SAID R/W S32°48'51"E 310.31' TO A 1" PIPE, THENCE S32°48'51"E 326.69' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S57°20'13"W 619.16' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N24°01'51"W 185.44' TO A 1/2" REBAR CAPPED (CLINKSCALES), THENCE N24°01'51"W 41.19° TO A 1/2" REBAR CAPPED (CLINKSCALES), THENCE N02°09'18"W 420.37' TO A 1" PIPE, THENCE N89°04'49"W 71.70' TO THE POINT OF BEGINNING.

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 property includes a 1998 Palm Harbor 7078 manufactured home, comprised of two sections with the following serial numbers: PH14-9920. Said manufactured home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

Subject to a third-party mortgage in the amount of \$166,155.00 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Vanderbilt Mortgage and Finance, Inc., a Tennessee Corporation, by Michael Shelton, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 26th day of March, 2024.

Vanderbilt Mortgage and Finance, Inc., a Tennessee Corporation

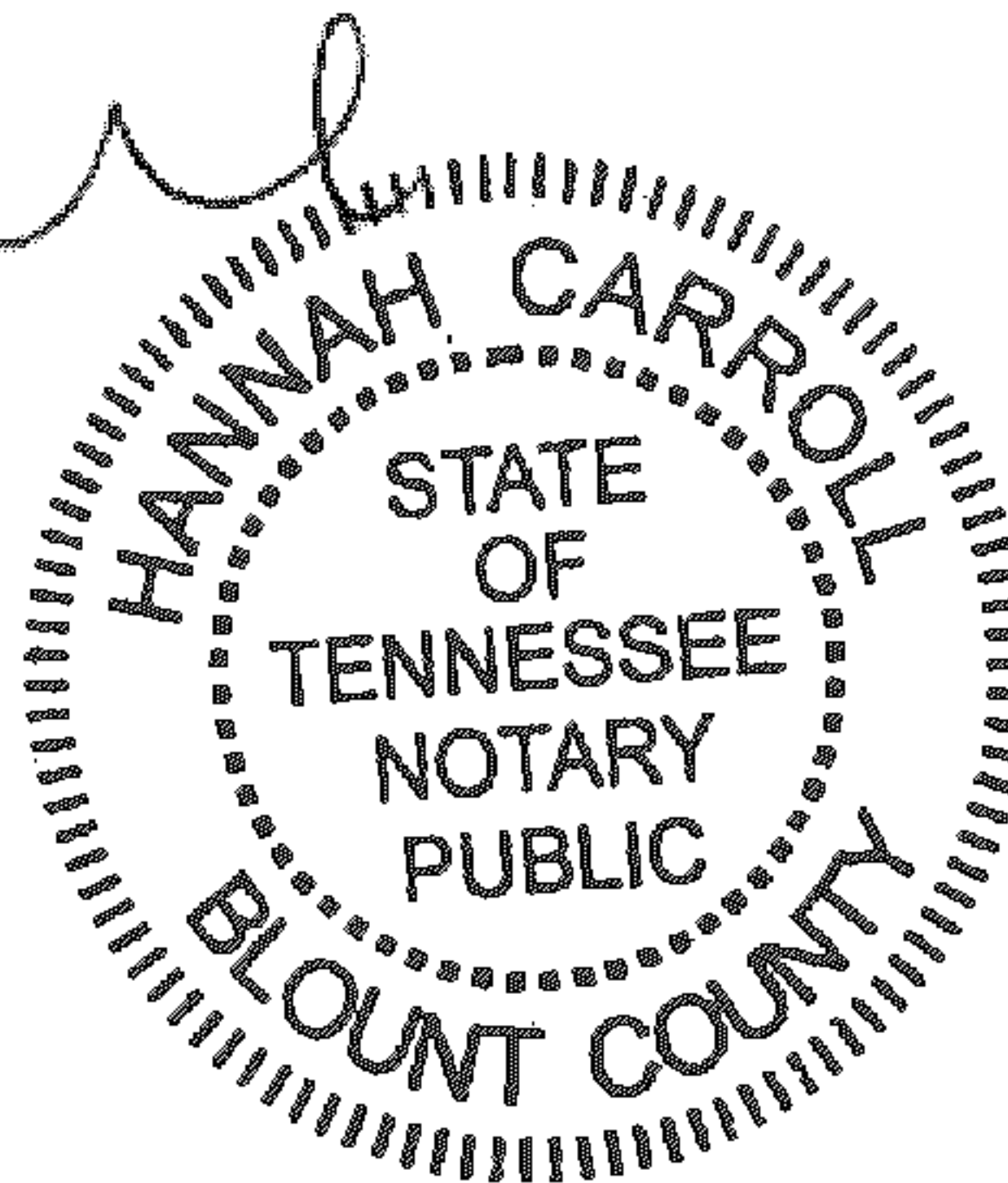
By: [Signature]
Michael Shelton, Authorized Agent

STATE OF Tennessee
COUNTY OF Blount

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Shelton, Authorized Agent of Vanderbilt Mortgage and Finance, Inc. whose name as Authorized Agent of the Vanderbilt Mortgage and Finance, Inc., a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 26th day of March, 2024.

[Signature]
Notary Public
exp. 2-28-2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2024 08:32:13 AM
\$34.00 JOANN
20240402000089860

[Signature]