

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

PO Box 317

Verbena, AL 36091

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Fifty-One Thousand and 00/100 (\$151,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), William Alton Holsomback, a single person, in hand paid by the GRANTEE(S), Fredrick B. Berrey, Sr., the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lots 1 and 2 according to plat of Calmont Heights as recorded in Map Book 3, Page 140, in the Probate Office of Shelby County, Alabama.

Note: Barbara C. Middlebrooks passed from this life on or about March 2024.

Prior Deed Reference: Instrument #: 20190927000353500.

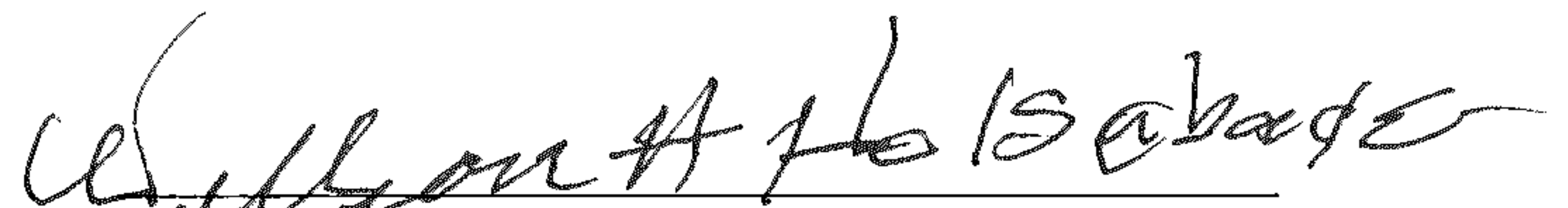
Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

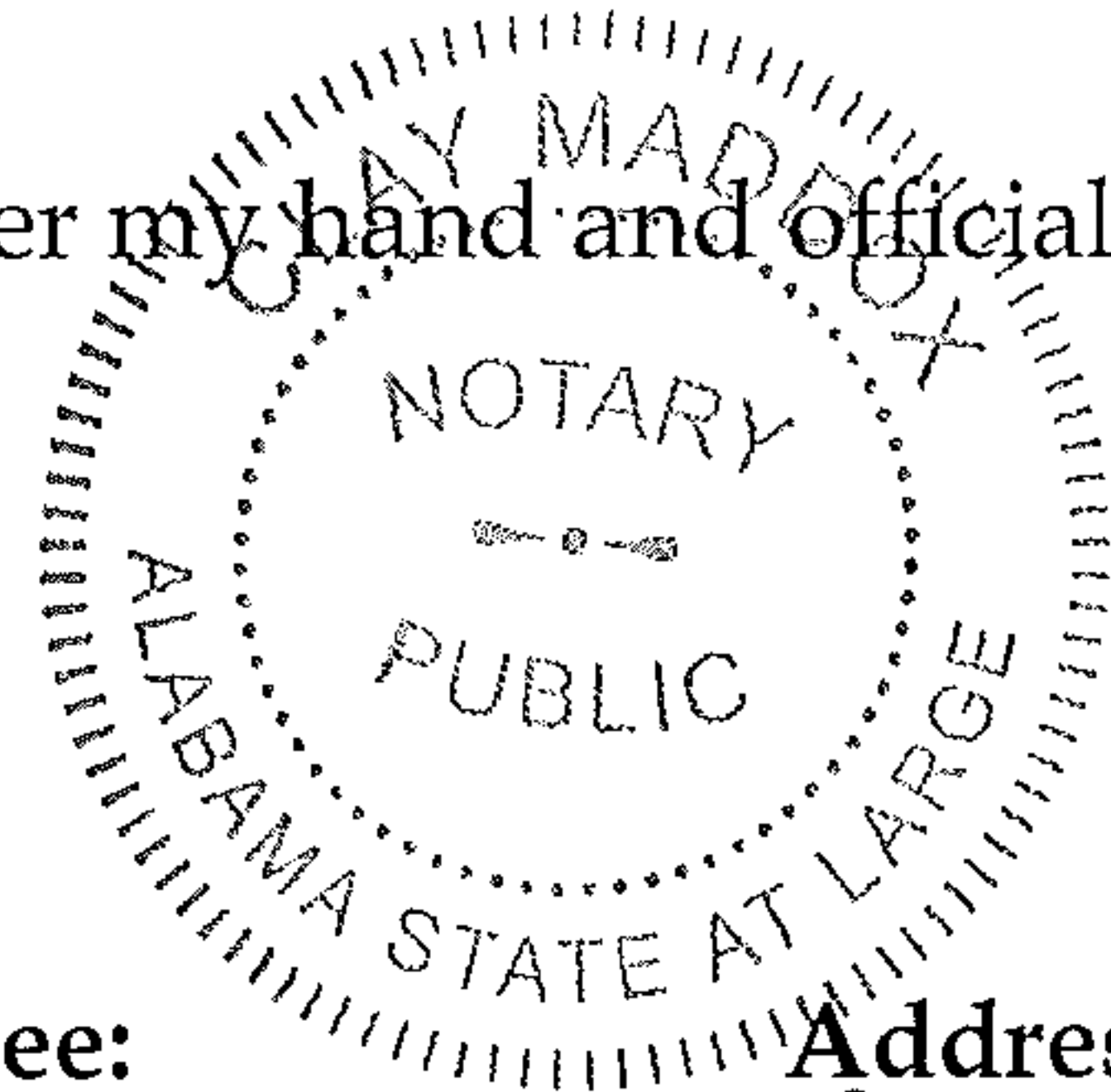
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 23rd day of April, 2024.


William Alton Holsomback

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **William Alton Holsomback** is(are) signed to the foregoing conveyance, and who is(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 23rd day of April, 2024.



NOTARY PUBLIC

My Commission Expires:

4-25-27

Address of Grantee:

PO Box 317
Verbenay AL 36091

Address of Grantor:

PO Box 1526
Calera, AL 35040

Property Address:

1821 20th Street
Calera, AL 35040

Real Value: \$151,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2024 08:31:36 AM
\$176.00 CHARITY
20240424000119020

Allen S. Bayl