

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243

Send Tax Notice To:
Will Pouncey and Flynn Gerald
721 Gerald Lane
Chelsea, AL 35043

Documentary Evidence: Sales Contract

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$167,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Alan Cole Moncrief**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Flynn Gerald and Will Pouncey**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 5A, according to the Survey of Stamps Family Subdivision II as recorded in Map Book 41, page 103, Probate Office, Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor nor that of his spouse.

ADDRESS OF PROPERTY: 205 Stamps Lane, Chelsea, AL 35043

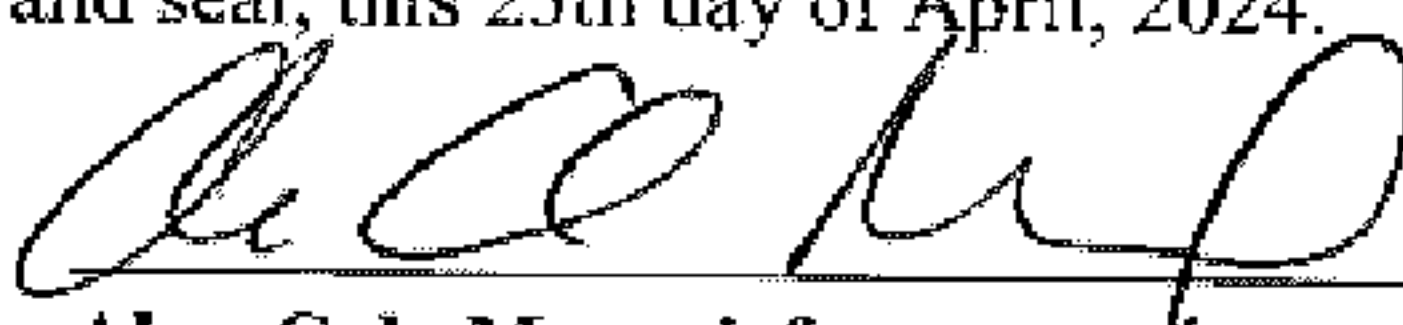
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee(s).

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee(s), their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

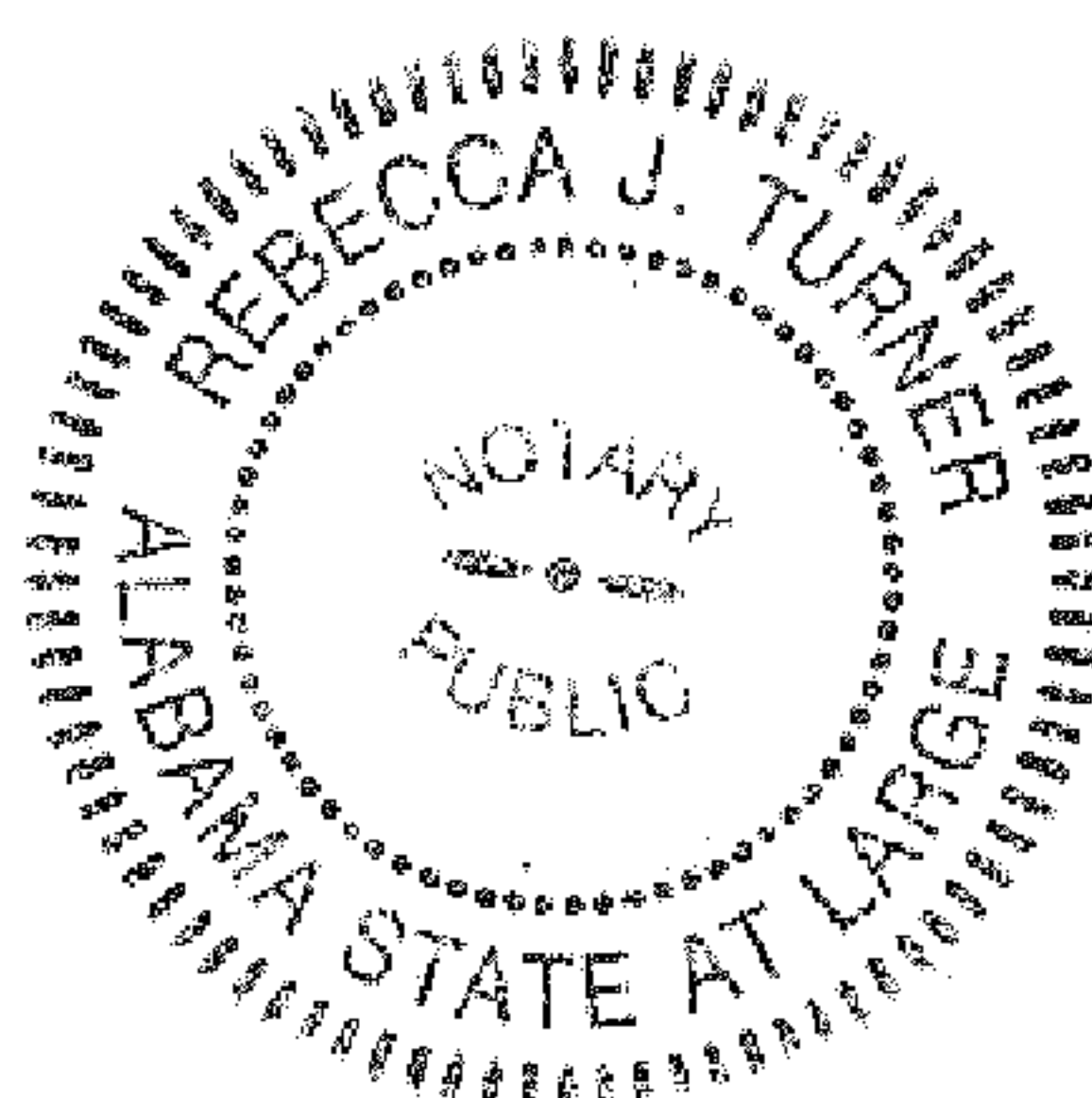
IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 25th day of April, 2024.


 (Seal)
Alan Cole Moncrief

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alan Cole Moncrief**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

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




Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:
317 Willow Crest Lane
Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2024 12:55:48 PM
\$189.50 PAYGE
20240501000127030

Alan S. Byrd