

**SEND TAX NOTICE TO:**

Kara Spearman and Matthew Spearman  
138 Keeneland Green  
Pelham, AL 35124

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 **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$535,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tarah Binford fka Tarah Binford Shoemaker, an unmarried woman**, whose address is 138 Keeneland Green, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Kara Spearman and Matthew Spearman**, whose address is 501 Creekview Lane, Pelham, AL 35124, (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 **Kara Spearman and Matthew Spearman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 138 Keeneland Green, Pelham, AL 35124 to-wit:**

**Lot 23, according to the Survey of Keeneland Valley, as recorded in Map Book 45 Page 68, in the Probate Office of Shelby County, Alabama.**

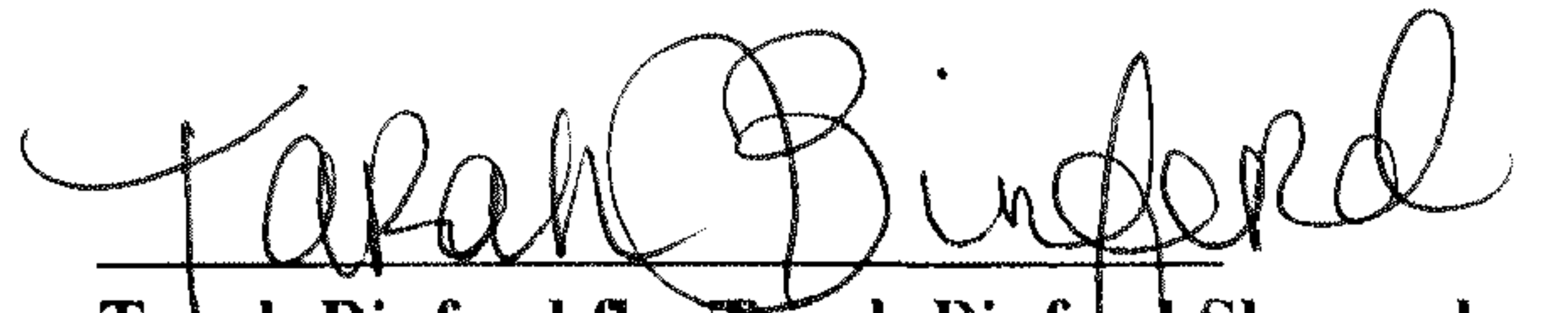
**Tarah Binford is one and the same person as Tarah Binford Shoemaker, grantee in that certain deed dated 04/20/2016 and recorded 04/22/2016 in Instrument #20160422000131910 in the Probate Office of Shelby County, Alabama.**

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 \$428,000.00 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.

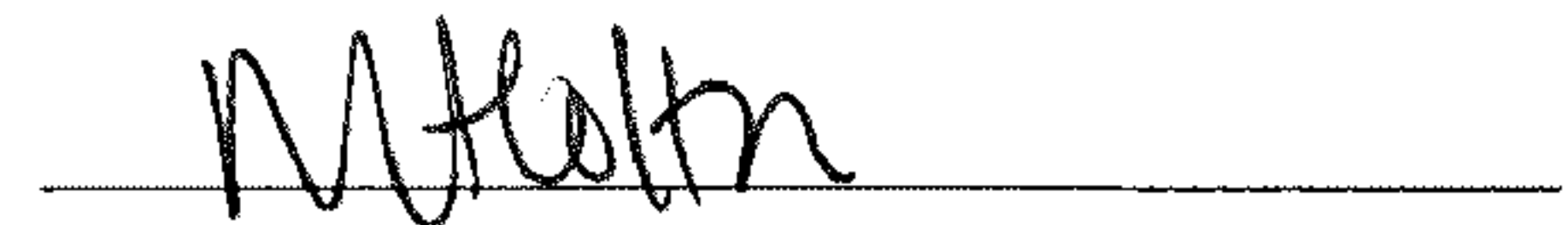
**IN WITNESS WHEREOF**, Grantor, Tarah Binford fka Tarah Binford Shoemaker, has set her signature and seal on this 6th day of May, 2024.

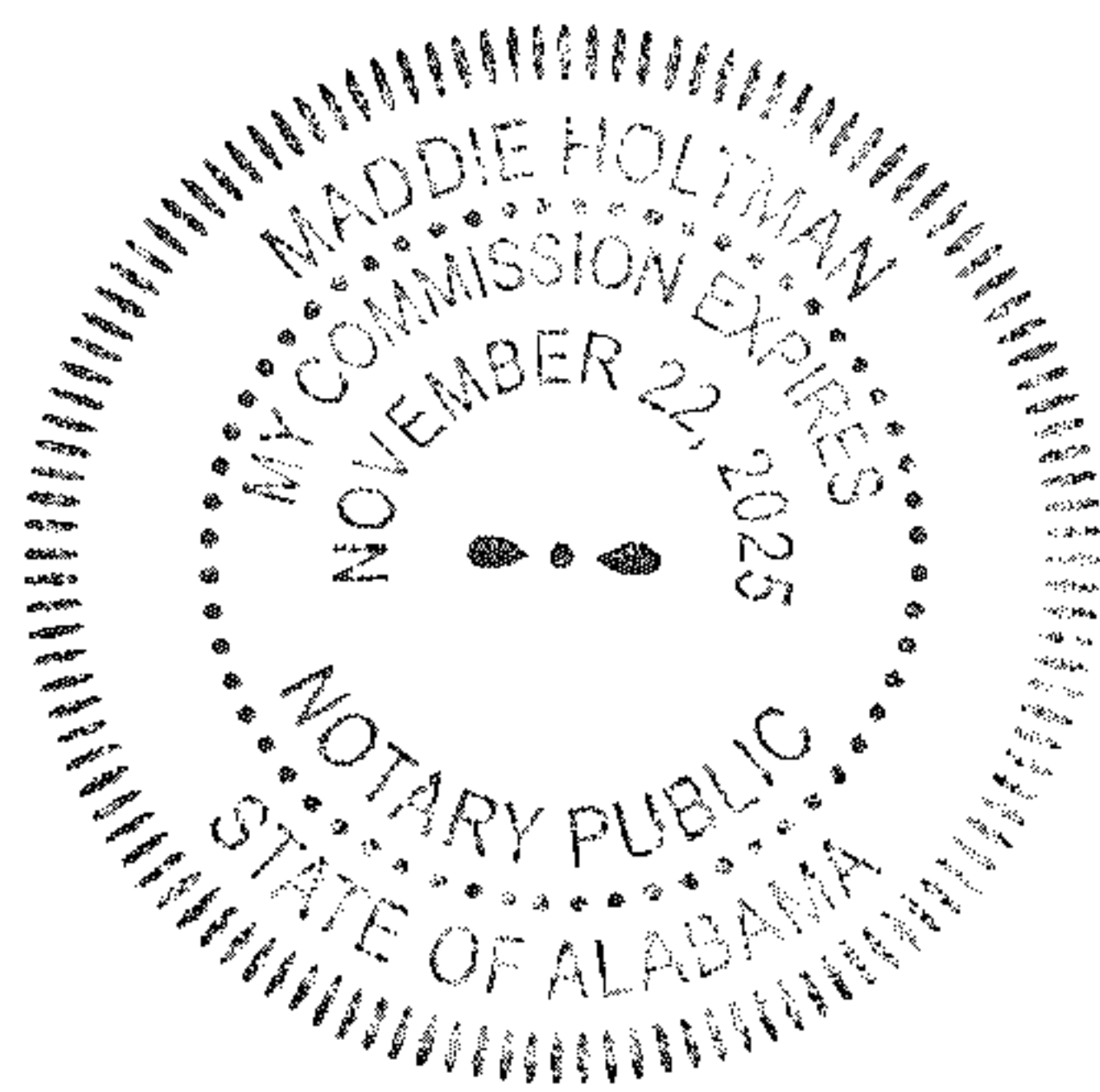
  
Tarah Binford fka Tarah Binford Shoemaker

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tarah Binford fka Tarah Binford Shoemaker, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2024.

  
Notary Public  
Printed Name: Maddie Holtman  
My Commission Expires: 11/22/2025



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/08/2024 12:41:02 PM**  
**\$132.00 BRITTANI**  
**20240508000135030**

