

SEND TAX NOTICE TO:

Micah R. Whitson and Christina K. Nadar
728 Cahaba Manor Trail
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 **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tonya E. Neighbors, a married woman, Anetra J. Jones, a married woman, and Richard M. Guetter, Jr., an unmarried man**, whose address is 703 Walker Street, Oxford, AL 36203 (hereinafter "Grantor", whether one or more), by **Micah R. Whitson and Christina K. Nadar**, whose address is 728 Cahaba Manor Trail 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 **Micah R. Whitson and Christina K. Nadar, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **728 Cahaba Manor Trail, Pelham, AL 35124 to-wit:**

Lot 70 and the South 5 feet of Lot 71, according to the survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead of the Grantors, Tonya E. Neighbors and Anetra J. Jones, nor is it the homestead of their respective spouses.

Madeline Crosson, who retained a life estate in that deed recorded in Instrument # 20180103000000180, in the Probate Office of Shelby County, Alabama is deceased, having died on or about the 6th day of February 2023.

Grantor, Richard M. Guetter Jr., does forever release, remise, and relinquish his life estate under that certain deed recorded in Instrument #20180103000000180.

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 \$0.00 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 has set their signature and seal on this 16th day of May, 2024.

Anetra J. Jones
Anetra J. Jones

STATE OF INDIANA

COUNTY OF HAMILTON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Anetra J. Jones**, 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 16th day of May, 2024.

Christina Morris
Notary Public

My Commission Expires:

3/8/2032



CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

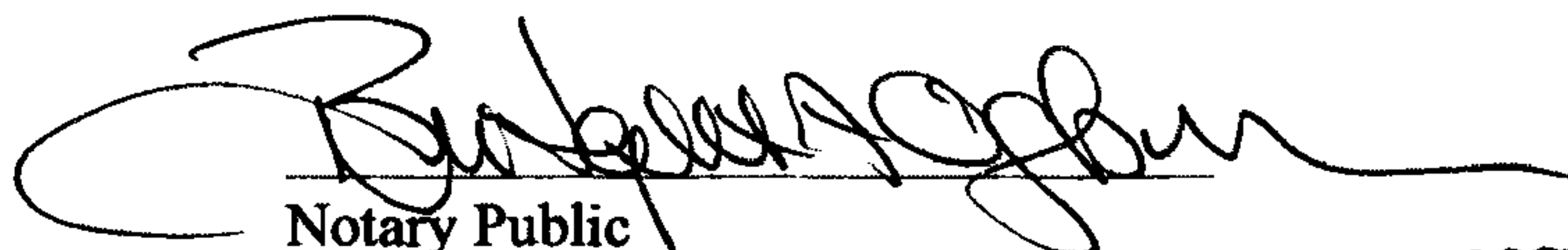
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of May, 2024.


Tonya E. Neighbors

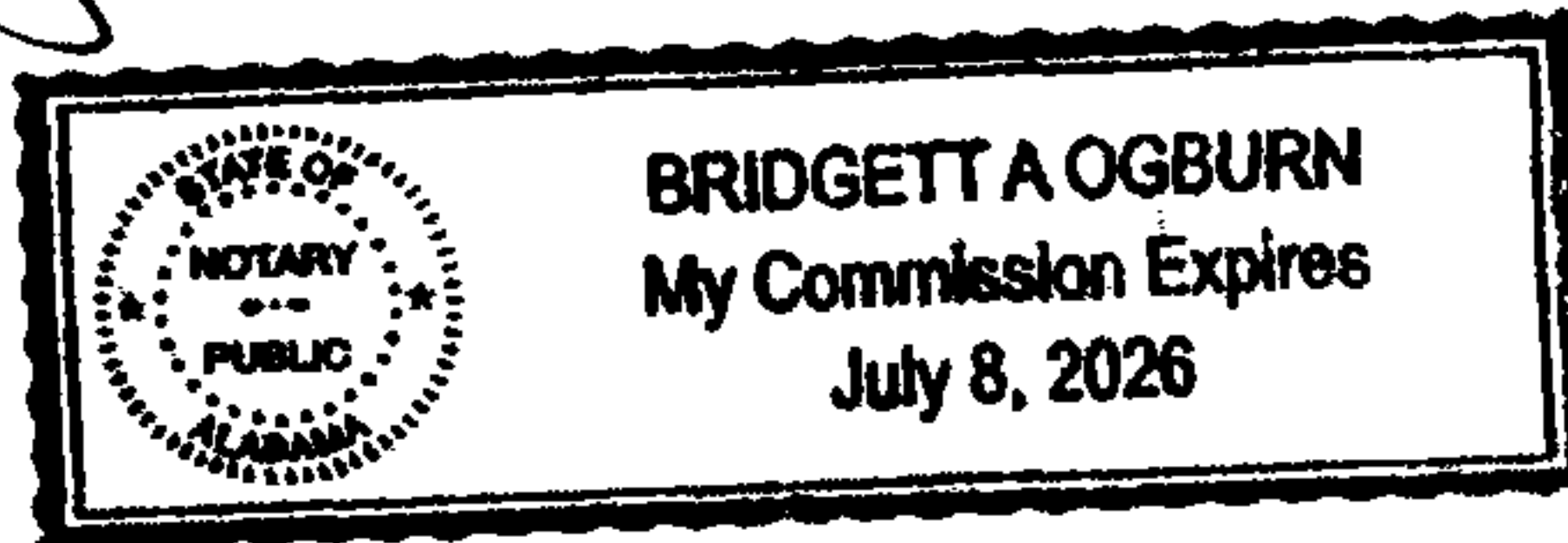
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Tonya E. Neighbors**, 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 17th day of May, 2024.


Notary Public

My Commission Expires:



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of May, 2024.

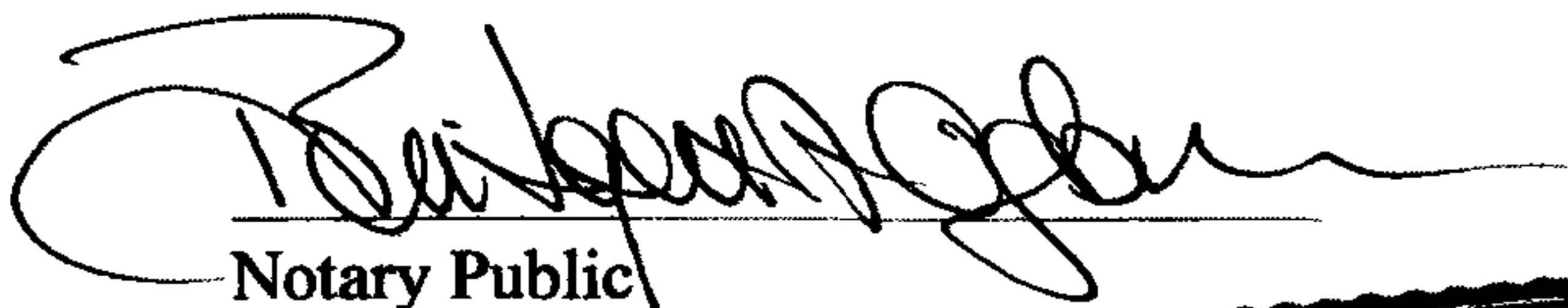


Richard M. Guetter, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

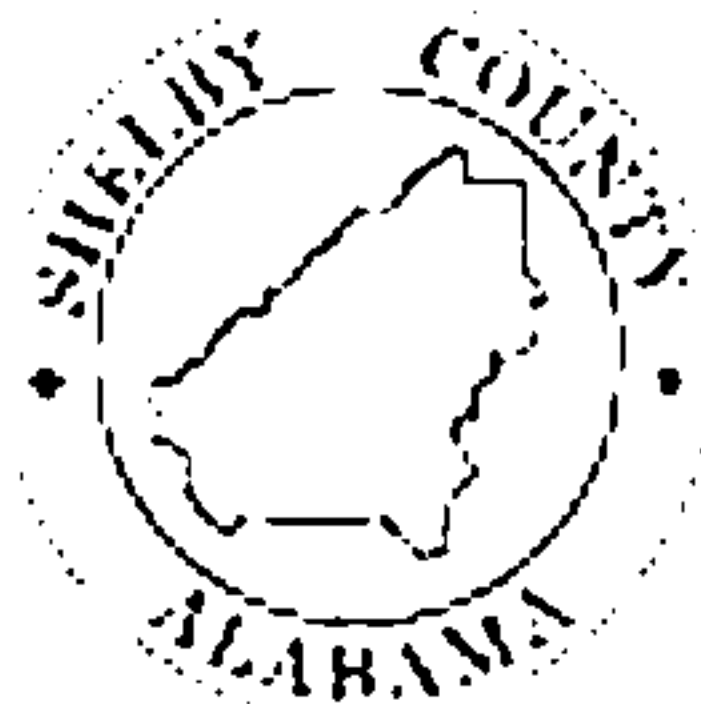
I, the undersigned Notary Public in and for said County and State, hereby certify that **Richard M. Guetter, Jr.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2024.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2024 09:37:51 AM
\$212.00 JOANN
20240520000148090

Alvin S. Bayl