

This Instrument was Prepared by:

Send Tax Notice To: Molly Betts Hinton

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

128 Phillips Cir
Columbiana AL 35051

File No.: S-24-29834

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Two Thousand Dollars and No Cents (\$152,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Nancy B. Davis**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Molly Betts Hinton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 16, Block 1, according to the Map of Columbiana Homes, Inc., as recorded in Map Book 3, Page 82, in the Probate Office of Shelby County, Alabama

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$149,246.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of

May, 2024.

Nancy B. Davis
Nancy B. Davis

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Nancy B. Davis, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



