

SEND TAX NOTICE TO:
Darrell William Lansden, Jr.
7231 North Highfield Lane
Birmingham, AL 35242

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 **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (\$850,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Peter S. Walker and Patricia M. Walker, husband and wife**, whose address is 2558 Ivy Glenn Drive, Vestavia Hills, AL 35243, (hereinafter "Grantor", whether one or more), by **Darrell William Lansden, Jr.**, whose address is 1020 Royal Mile, Birmingham, AL 35242, (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 **Darrell William Lansden, Jr.**, the following described real estate situated in Shelby County, Alabama, the address of which is **7231 North Highfield Lane, Birmingham, AL 35242** to-wit:

Lot 38-A, according to a Resurvey of Lot 38, Greystone, 7th Sector, Phase IV, and acreage, as recorded in Map Book 26, page 44 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 \$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 30th day of May, 2024.


Peter S. Walker


Patricia M. Walker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Peter S. Walker and Patricia M. Walker, whose names are signed to the foregoing conveyance, and who 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 30th day of May, 2024.


Notary Public

Printed Name: Patrick Skyler Murphy
My Commission Expires: 03/25/2026

PATRICK SKYLER MURPHY Notary Public, Alabama State at Large My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 11:26:17 AM
\$875.00 JOANN
20240604000165920

