

SEND TAX NOTICE TO:

Michael Jason Symms
304 Lacey Avenue
Alabaster, AL 35114

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 **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kristin Heneghan fka Kristin H. Golden, a married woman**, whose address is 320 Lane Park Trail, Alabaster, AL 35114 (hereinafter "Grantor", whether one or more), by **Michael Jason Symms**, whose address is 304 Lacey Avenue, Alabaster, AL 35114 (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, **Michael Jason Symms**, the following described real estate situated in Shelby County, Alabama, **the address of which is 304 Lacey Avenue, Alabaster, AL 35114 to-wit:**

**LOT 173, LACEY'S GROVE, PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 19,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Kristin Heneghan is one and the same person as Kristin H. Golden, grantee in that certain deed recorded in Instrument # 20180613000208810 with the Judge of Probate 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.

The subject property conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse.

Subject to a third-party mortgage in the amount of \$304,000.00 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 has set their signature and seal on this 5th day of June, 2024.

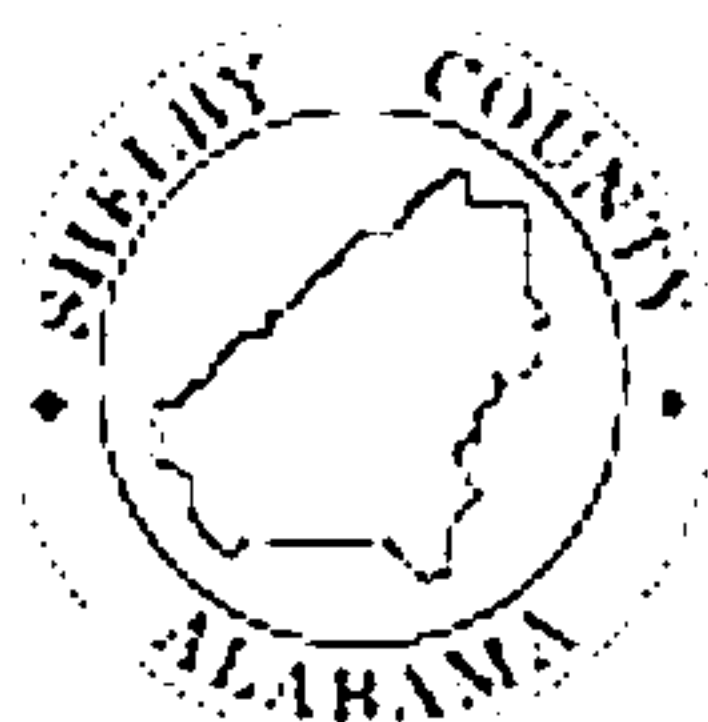
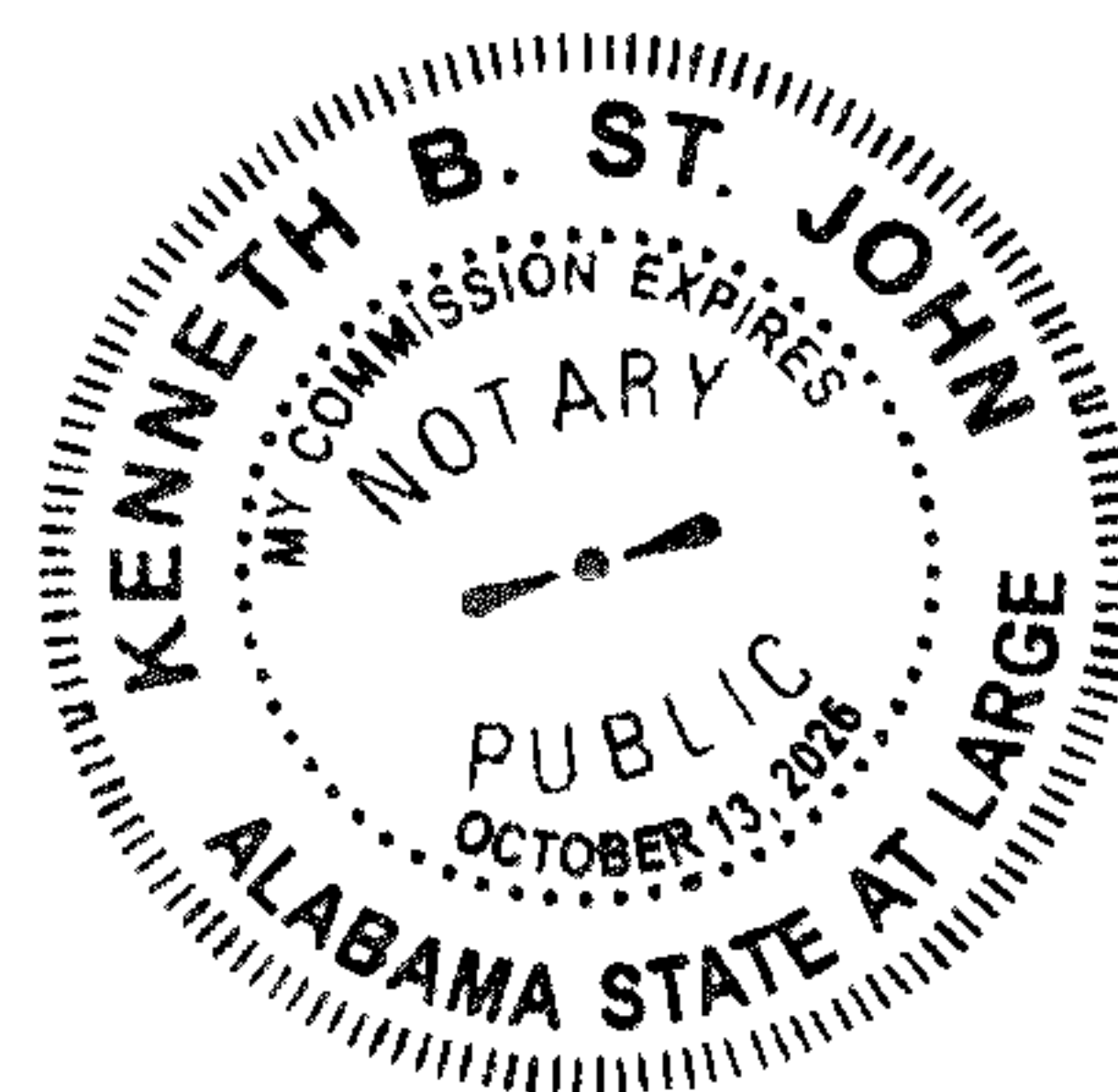
Kristin Heneghan
Kristin Heneghan fka Kristin H. Golden

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristin Heneghan fka Kristin H. Golden 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 5th day of June, 2024.

Kenneth B. St. John
Notary Public
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2024 12:40:12 PM
\$41.00 JOANN
20240606000168850

Allie S. Bayl