

SEND TAX NOTICE TO:

Sidney W. Anderson and Alec B. Anderson
4861 Stonecreek Way
Calera, AL 35040

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 **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$237,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ashlea Andrews Spencer f/k/a Ashlea Andrews and Stephen Scott Spencer, wife and husband**, whose address is 169 Waterford Highlands Trail, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Sidney W. Anderson and Alec B. Anderson**, whose address is 4861 Stonecreek Way, Calera, AL 35040 (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, **Sidney W. Anderson and Alec B. Anderson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4861 Stonecreek Way, Calera, AL 35040 to-wit:**

Lot 36, according to the Final Plat of Stone Creek Phase 5, Plat One, Lake Sector, as recorded in Map Book 39, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Ashlea Andrews Spencer is one and the same person as Ashlea Andrews, grantee in that certain deed recorded in Instrument No. 20200430000168760, 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.

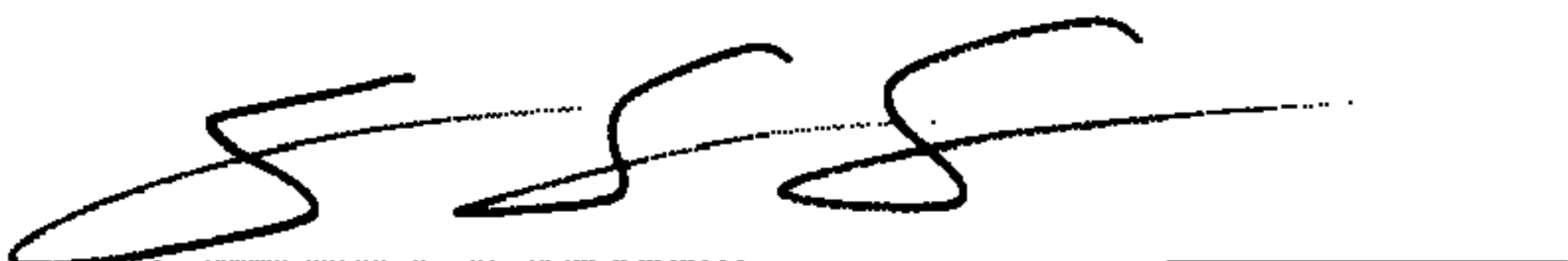
Subject to a third-party first mortgage in the amount of \$232,707.00 and a third-party second mortgage in the amount of \$9,150.00, both executed and recorded simultaneously herewith.

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 6th day of June, 2024.



Ashlea Andrews Spencer
f/k/a Ashlea Andrews



Stephen Scott Spencer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Ashlea Andrews Spencer f/k/a Ashlea Andrews and Stephen Scott Spencer** 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.

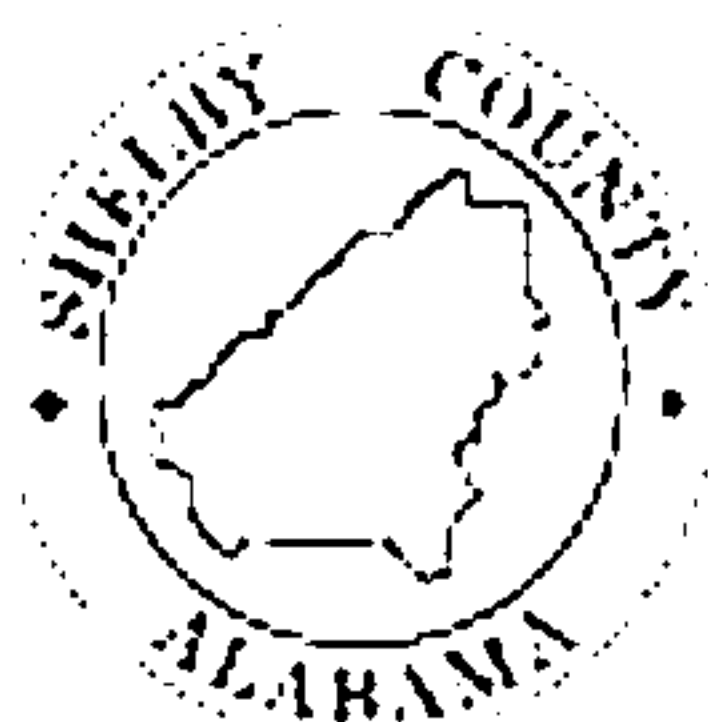
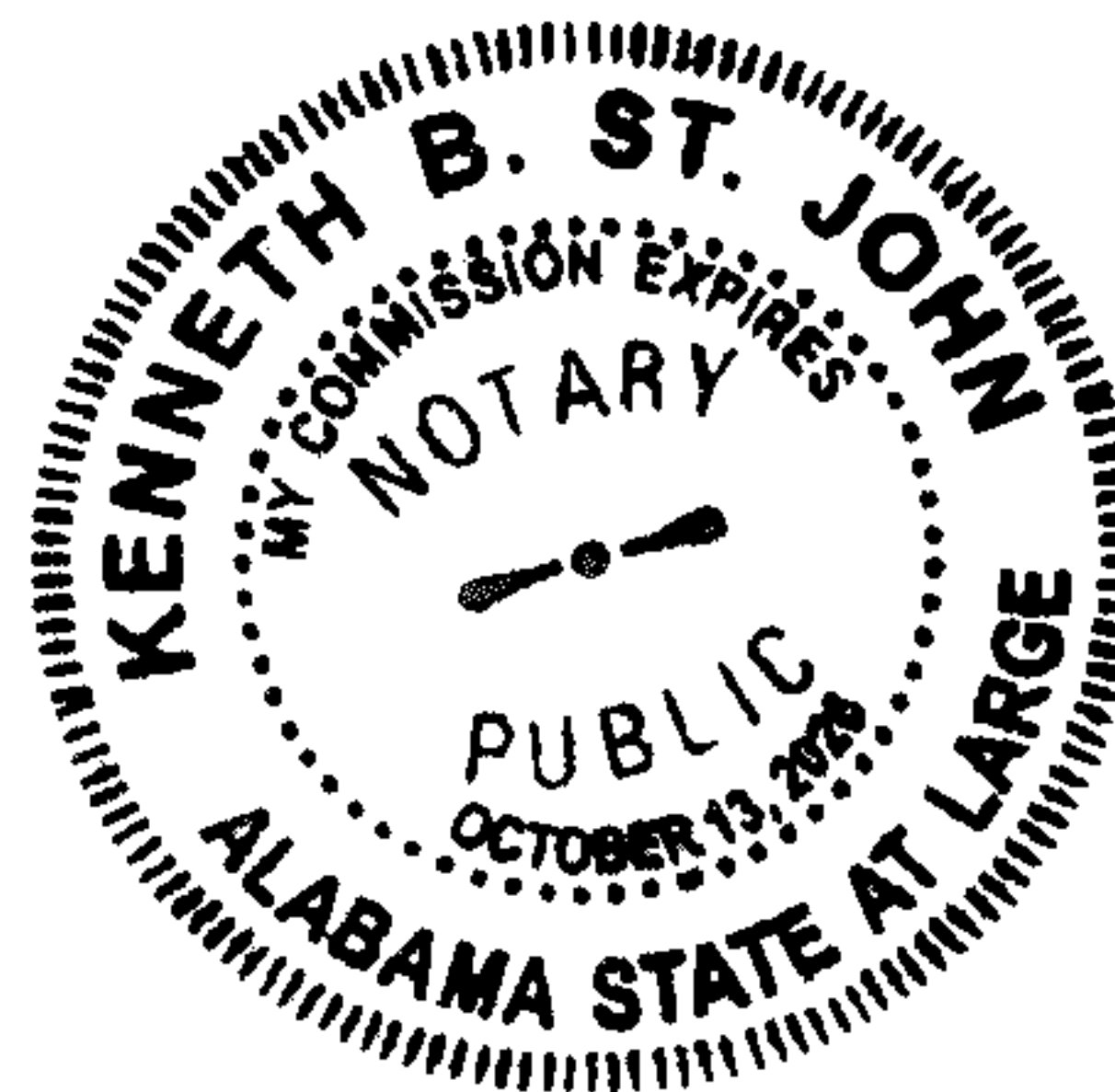
Given under my hand and official seal this 6th day of June, 2024.



Notary Public

Print Name: **Kenneth B St John**

My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 12:09:22 PM
\$27.00 JOANN
20240607000169930

Allen S. Bayl