

SEND TAX NOTICE TO:
Justin Ward and Samantha Ward
1512 Sequoia Trail
Alabaster, AL 35007

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 SEVENTEEN THOUSAND AND 00/100 (\$217,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joan G. Harmon, an unmarried woman**, whose address is 4183 Eagle Crest Dr., Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Justin Ward and Samantha Ward**, whose address is 1512 Sequoia Trail, Alabaster, AL 35007 (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, **Justin Ward and Samantha Ward, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1512 Sequoia Trail, Alabaster, AL 35007 to-wit:**

Lot 59, according to the survey of Navajo Hills, Seventh Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate 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 \$173,600.00 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 27th day of June, 2024.

*Joan G. Harmon by
Martha Harmon Chadband, her
Attorney-In-Fact*

**Joan G. Harmon by Martha Harmon Chadband,
her Attorney-In-Fact**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Martha Harmon Chadband, whose name as Attorney-In-Fact for Joan G. Harmon, 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, in her capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

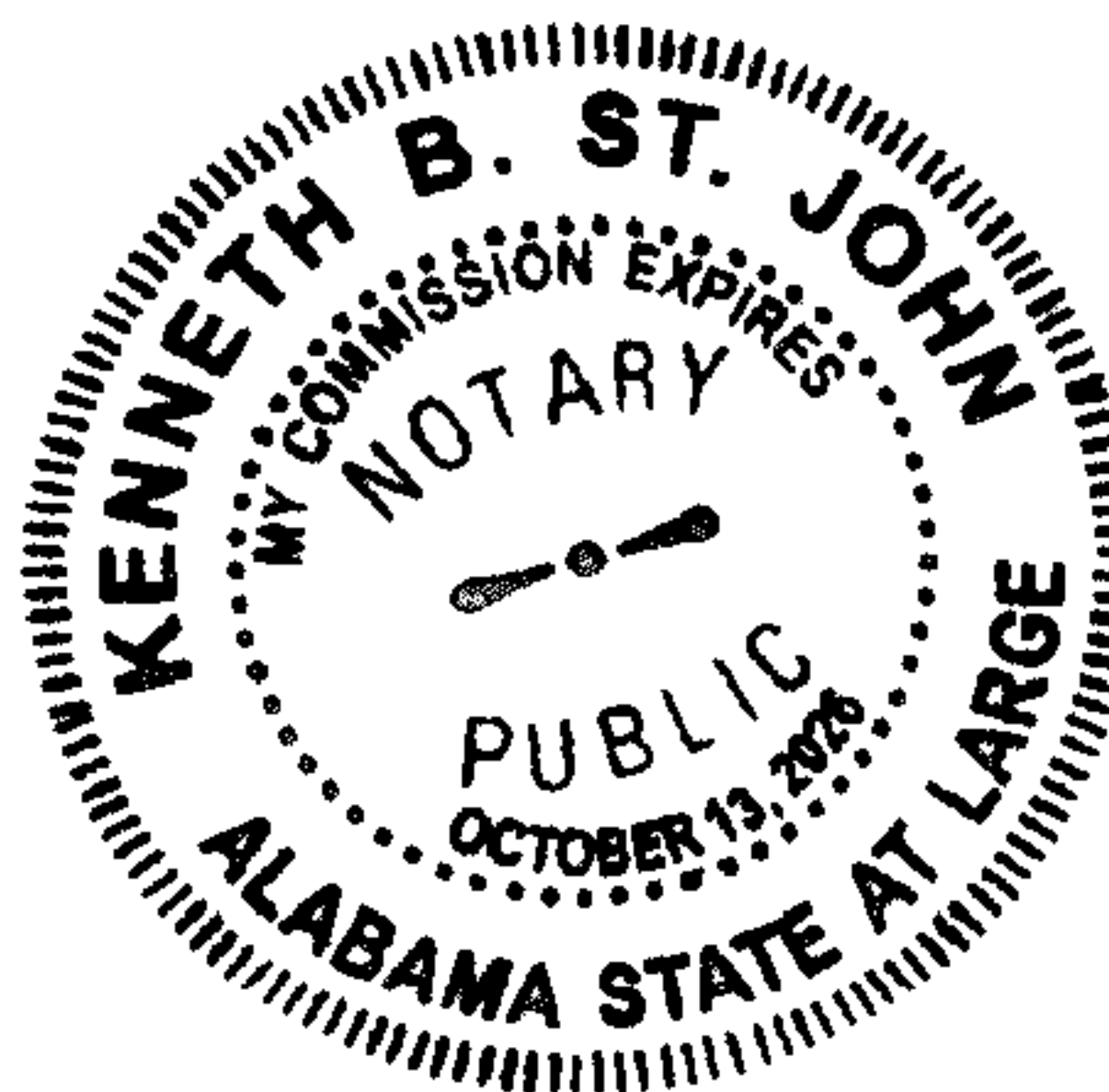
Given under my hand and official seal this 27th day of June, 2024.


Notary Public

Print Name:

My Commission Expires:

Kenneth B. St. John
10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2024 02:10:51 PM
\$68.50 JOANN
20240627000193510

Allie S. Bayl