

Send tax notice to:
Jennifer Marie Rueschenberg
958 Greystone Highlands Circle
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024239

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kelli Wood, a single individual** whose mailing address is: 2586 Willowbrook Cir B'ham AL 35242 (hereinafter referred to as "Grantors") by **Jennifer Marie Rueschenberg** whose property address is: **958 Greystone Highlands Circle, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19-C, according to the Amended Map of Greystone Highlands, Phase 1, as recorded in Map Book 19 page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Inst. No. 1994-33988; Inst. No. 1995-16023 and Inst. No. 2017-14167.
4. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 324, Page 867.
5. Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded in Inst. No. 1995-1629.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto, including release of damage.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Kelli Wood is the sole heir of Betty Hargrove, who died on January 19, 2024 and Charles Hargrove, who died on May 30, 2012.

Betty Hargrove and Betty Jean Hargrove are one and the same person.

Charle Hargrove and Charles Wesley Hargrove are one and the same person.

This property is not the homestead of Kelli Wood.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27 day of June, 2024.

Kelli Wood
Kelli Wood

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelli Wood whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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

Charles D. Stewart
Notary Public
Print Name: Charles D. Stewart
Commission Expires: 06/28/2027
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2024 09:28:33 AM
\$390.00 PAYGE
20240628000194420

Allen S. Bayl