

**SEND TAX NOTICE TO:**

Forrestt Evan Gay and Emillie Ruth Vann  
1442 Amberley Woods Cove  
Helena, AL 35080

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 **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa Shaw FKA Melissa Payne, an unmarried woman**, whose address is 9212 Alabama 155 Montevallo AL. 35115 (hereinafter "Grantor", whether one or more), by **Forrestt Evan Gay and Emillie Ruth Vann**, whose address is 1442 Amberley Woods Cove Helena AL. 35080 (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 **Forrestt Evan Gay and Emillie Ruth Vann, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1442 Amberley Woods Cv, Helena, AL 35080 to-wit:**

**LOT 9, ACCORDING TO THE SURVEY OF AMBERLEY WOODS, 3RD SECTOR,  
PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 88 IN THE PROBATE OFFICE OF  
SHELBY COUNTY ALABAMA.**

**Melissa Shaw is one and the same person as Melissa Payne, grantee of that certain deed recorded in Instrument #20120622000220390 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.

Subject to a third-party mortgage in the amount of \$188,977.00 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.

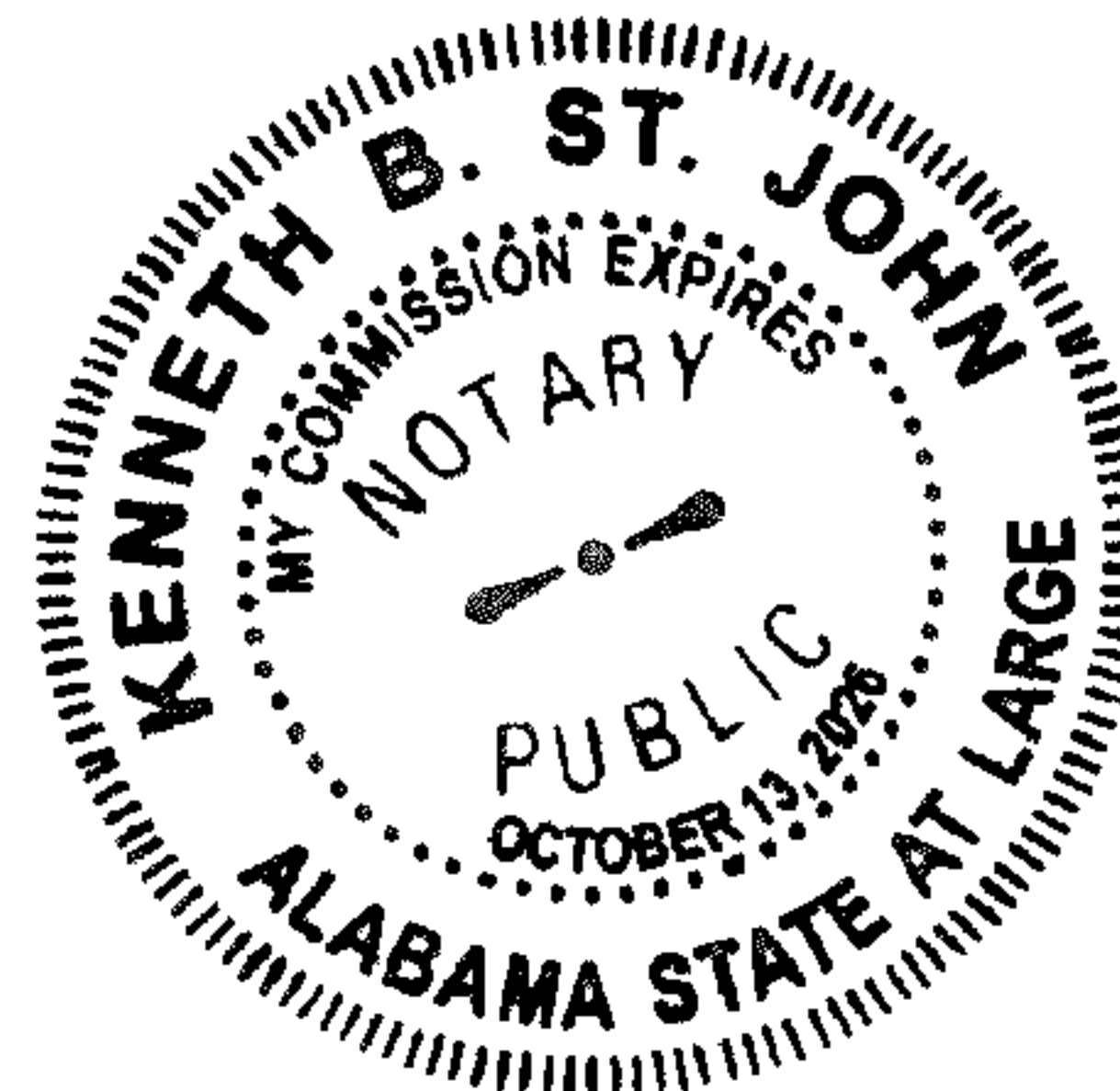
  
**Melissa Shaw FKA Melissa Payne**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Melissa Shaw FKA Melissa Payne 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 27th day of June, 2024.

  
Notary Public: *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  
06/28/2024 11:04:39 AM  
\$26.00 BRITTANI  
20240628000194750

*Allie S. Bayl*