

Send tax notice to:
Brenda Lou Choate
108 Dallas Lane
Montevallo, AL, 35115

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

STATE OF ALABAMA

2024196

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Leroy Fred Raymond and Patricia Hall Raymond, husband and wife**, whose mailing address is **210 Dawsons Cove Drive, Alabaster, AL 35007**, (hereinafter referred to as "Grantors") by **Brenda Lou Choate** whose property address is: **108 Dallas Lane, Montevallo, AL, 35115** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 248, The Lakes at Hidden Forest, Phase 2, according to the plat thereof, recorded in Map Book 37, page 122 A & B, in the Office of the Judge of Probate 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. Easements, building lines and restrictions as shown on Map Book 37, page 122 A & B, in the Probate Office.
3. Articles of The Lakes at Hidden Forest Homeowners Association, recorded in Instrument 2006112000567220 in Probate Office.
4. Easement recorded in Instrument 20061030000534630 in Probate Office.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records.

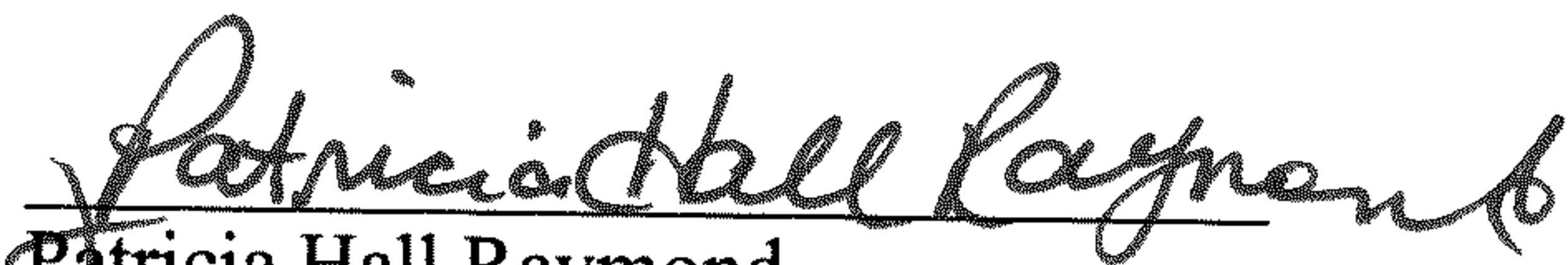
\$121,998.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28 day of June, 2024.

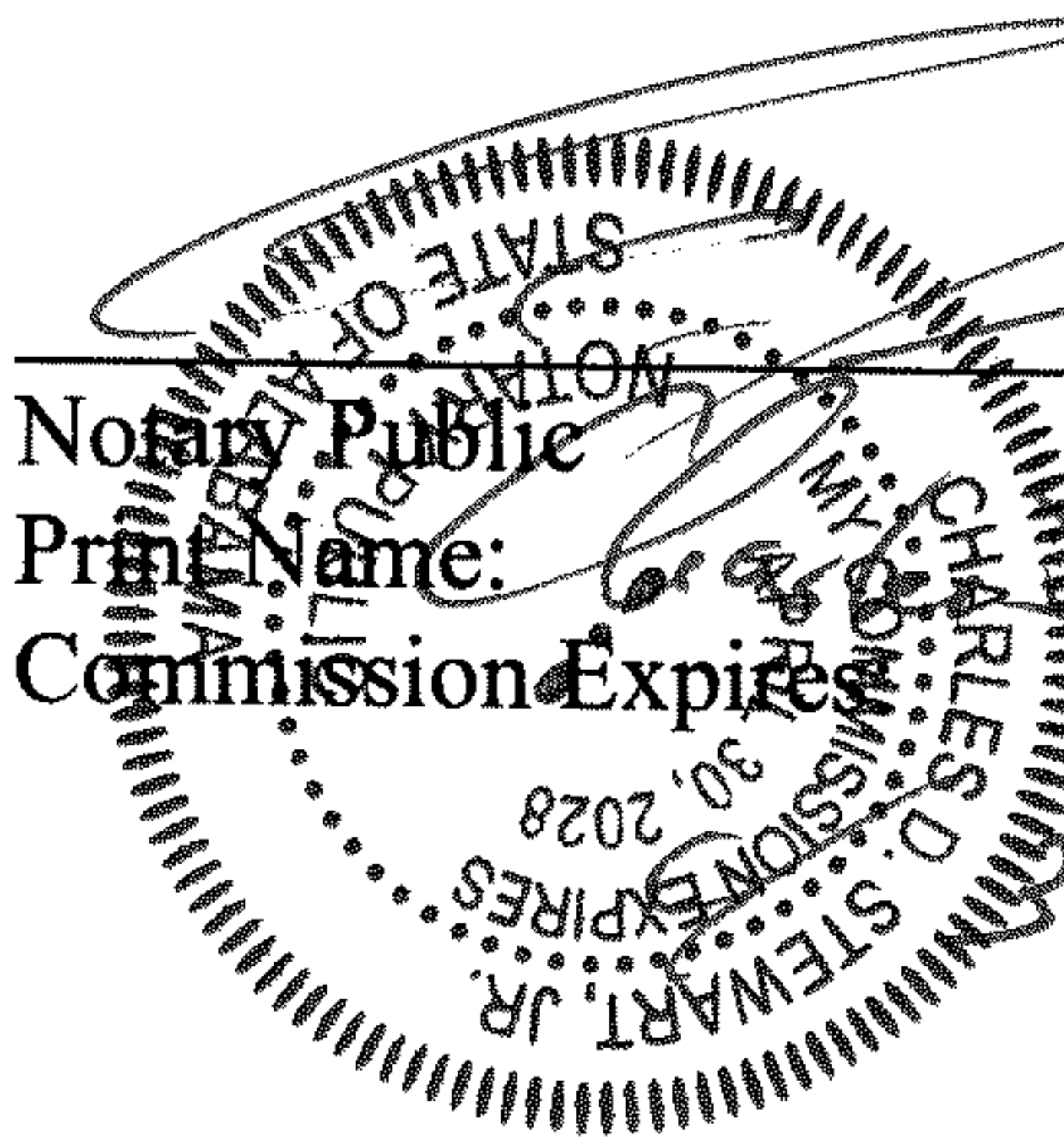

Leroy Fred Raymond


Patricia Hall Raymond

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leroy Fred Raymond and Patricia Hall Raymond whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of June, 2024.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 06/30/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 10:59:53 AM
\$183.00 PAYGE
20240701000196030

