

Value is \$305,800.00 per the tax assessor's appraised value.

SEND TAX NOTICE TO:

Riley G. Underwood and Macall Miller Underwood
138 Patriot Park
Montevallo, AL 35115

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-193

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, the **actual value is \$305,800.00**, which can be verified by the tax assessor's appraised value, in hand paid to the undersigned, **Riley G. Underwood and Macall Miller Underwood, a married couple**, whose address is 138 Patriot Park, Montevallo, AL 35115, and **Scott Underwood, a married man**, whose address is 517 Founders Park Circle, Hoover, AL 35226, (hereinafter "Grantor", whether one or more), by **Riley G. Underwood and Macall Miller Underwood**, whose address is 138 Patriot Park, Montevallo, AL 35115, (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, **Riley G. Underwood and Macall Miller Underwood, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **138 Patriot Park, Montevallo, AL 35115, to-wit:**

Lot 112, according to the Map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, 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 not owned by Grantor excepted.

The property conveyed herein does not constitute the homestead of the grantor, Scott Underwood, nor that of his spouse.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by the preparer.

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.

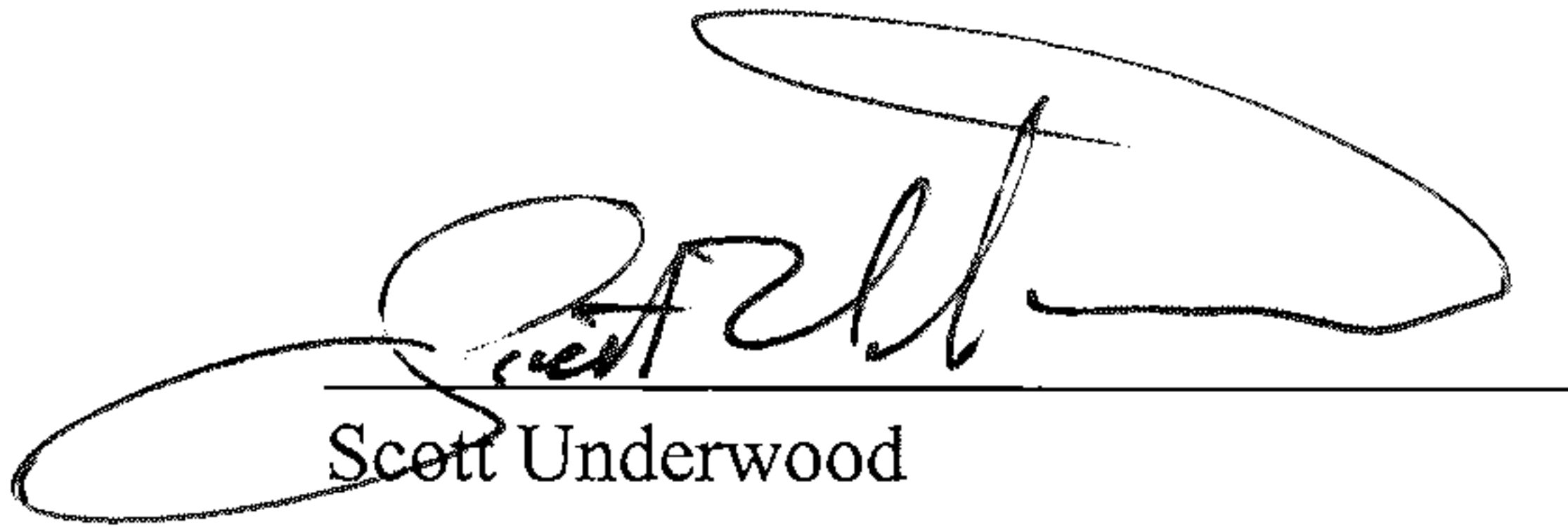
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23rd day of July, 2024.



Riley G. Underwood



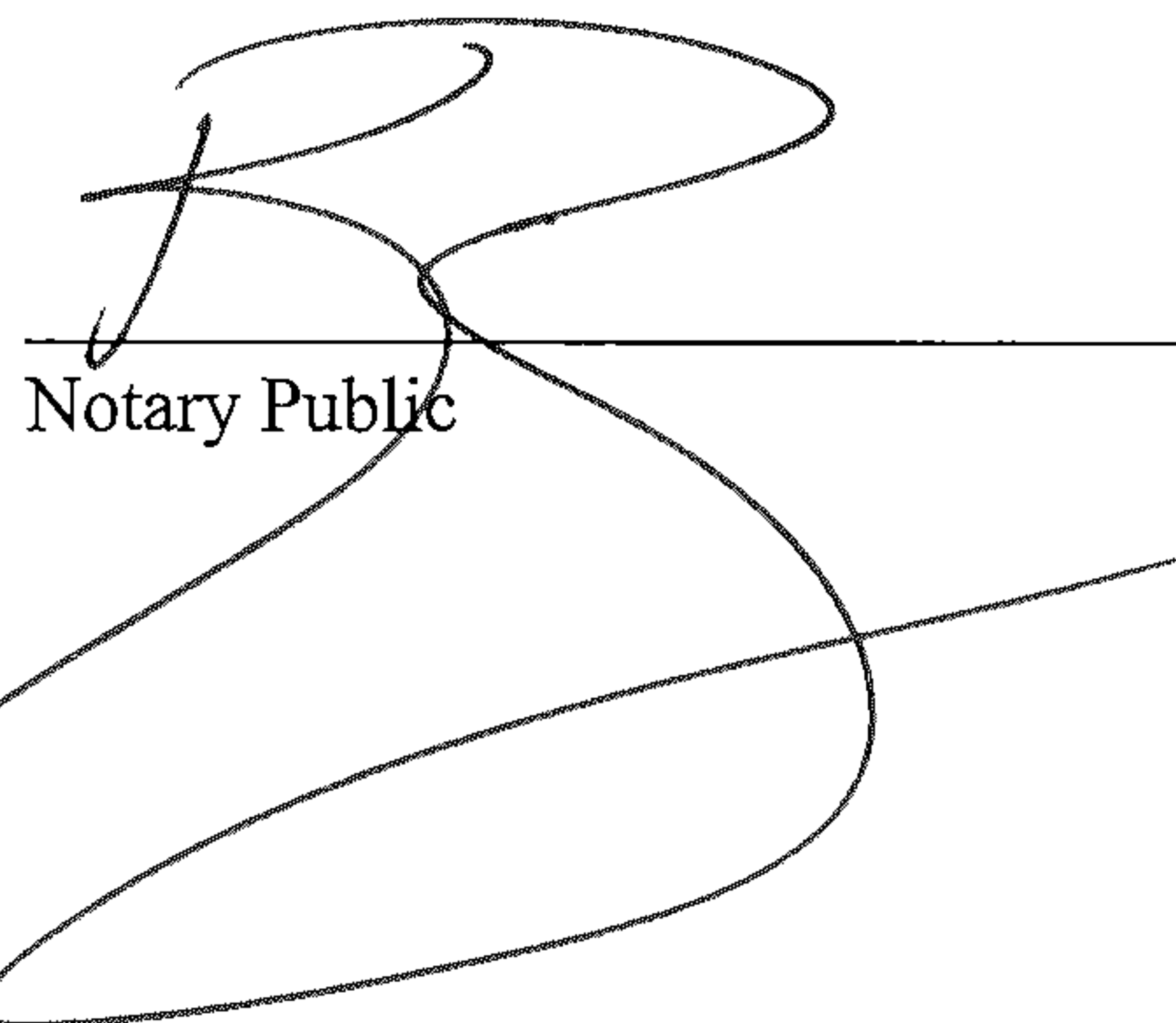
Macall Miller Underwood

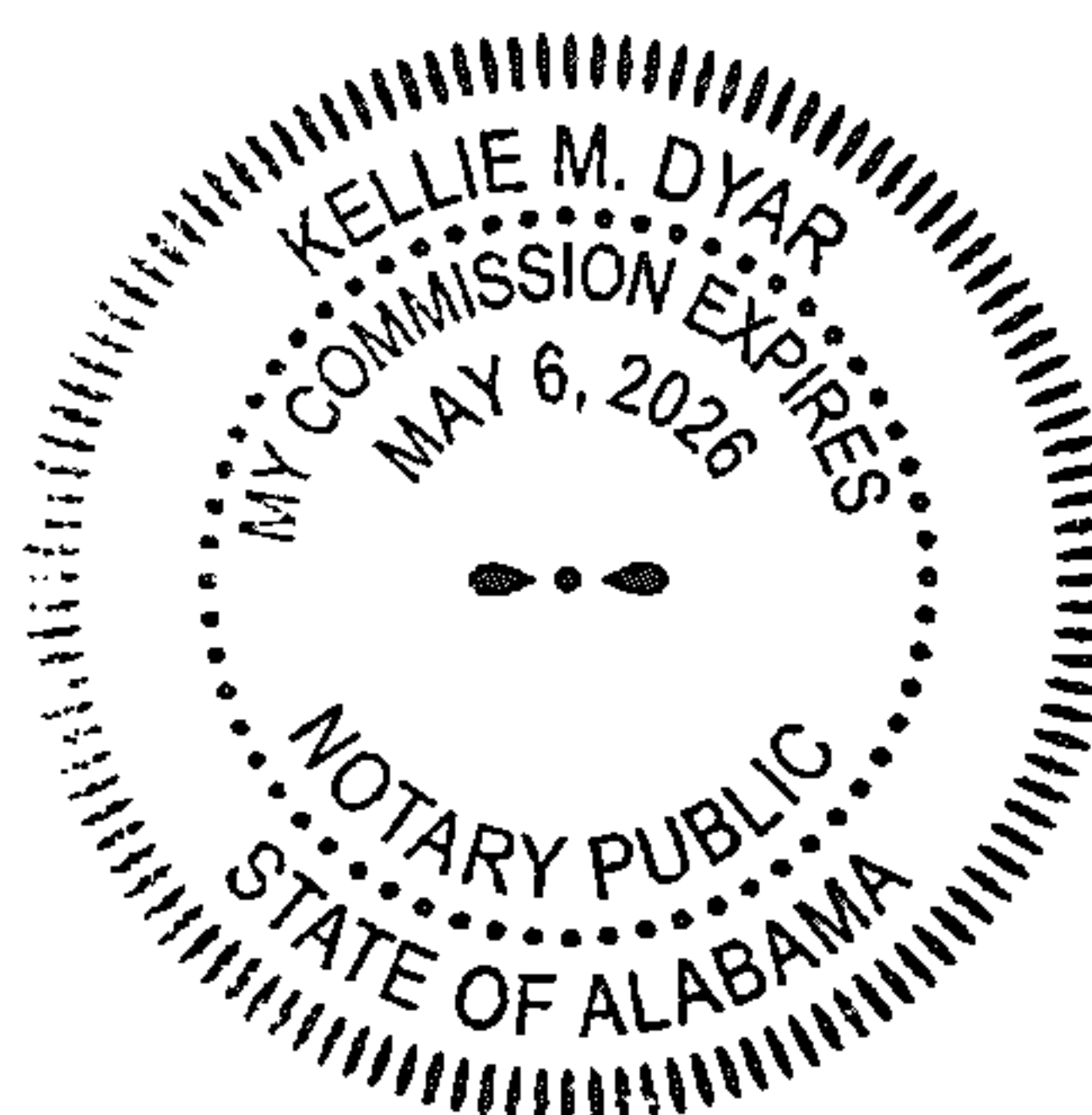


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Riley G Underwood, Macall Miller Underwood, and Scott Underwood, 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 23rd day of July, 2024.


Notary Public



File No.: TC-24-193

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2024 10:18:17 AM
\$332.00 JOANN
20240724000227390

Page 2 of 2

