

**Prepared By:**  
Stan McDonald / Jacob Title, LLC  
2101 W. Clinton Ave  
Suite 301  
Huntsville, AL 35805  
File #: 2024-1076

**Purchase Price: \$134,306.53**

**WARRANTY DEED**

State of ALABAMA  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Sharron A. Flannery, single, whose address is 730 Maple Wood Lane, Sterrett, AL 35147** (hereinafter referred to as “Grantor(s)”), the receipt and sufficiency of which is hereby acknowledged, by the **Uplift Homes, LLC, a Limited Liability Company, whose address is 107 Brook Hollow Way, Pelham, AL 35124** (hereinafter referred to as “Grantee(s)”), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

*A parcel of land in the City of Calera, Alabama being more particularly described as follows:*

*From the Southwest corner of Lot 16, Block 66 according to the Dunstan’s Map of Calera, also being described as the point of intersection of the North right of way line of 6th Avenue and the East right of way line of 13th Street, as beginning point; run North along the East right of way line of said 13 Street 200.0 feet; thence deflect right 87°14’34” for 210.243 feet; thence deflect right 92°45’26” for 209.75 feet to the North right of way line of said 6th Avenue; thence deflect right 89°54’03” along the North right of way line of said 6th Street 210.0 feet to the point of beginning, said survey being a part of Lot 12, all of Lots 13, 14, 15 and 16, Block 66, said Dunstans Map of Calera. Being bounded on the South and West by public street; on the East by an abandoned alley and on the North by the remainder of Lot 1*

PHIYSICAL ADDRESS OF PROPERTY: 565 13th St, Calera, AL 35040.

*Sharron A. Flannery took title on this property by Warranty Deed as fee simple on May 23, 2018 by virtue of a deed dated May 23, 2018 and recorded with the Shelby County Probate Judge on May 29, 2018 as instrument # 20180529000186560.*

*Subject to that certain Mortgage from Sharron A. Flannery, an unmarried women, to Amerisave Mortgage Corporation dated January 21, 2022 and recorded February 4, 2022 instrument # 20220204000051190 Shelby County, Alabama in the original amount of \$124,000.00 with a remaining balance of \$130,017.24 and said mortgage assigned to JP Morgan Chase Bank, on the 7th day of February, 2024 recorded on 02/12/2024 in the office of the Judge of Probate, Shelby County, Alabama and which mortgage Uplift Homes, LLC agrees to pay.*

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

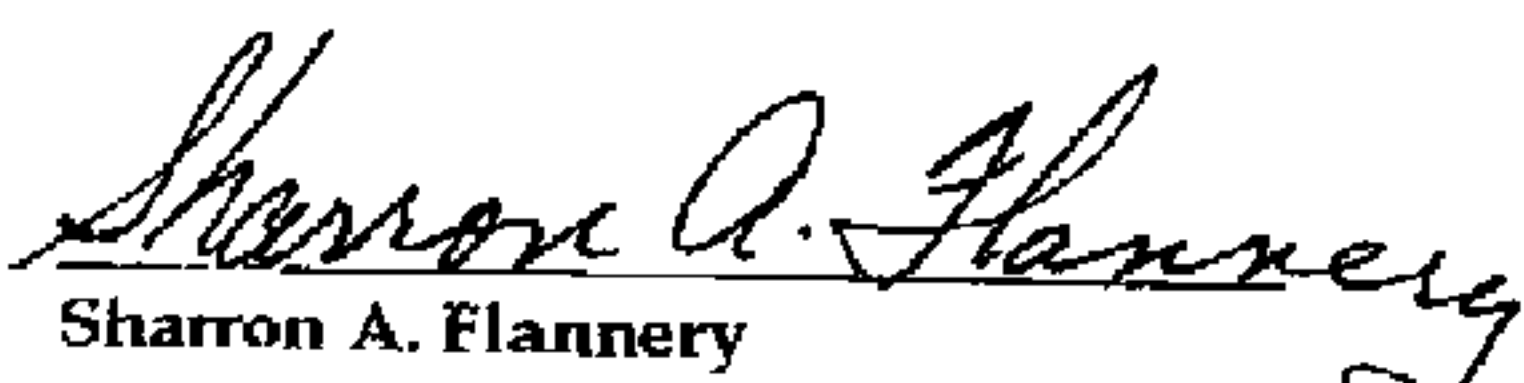
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee’s heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee’s heirs and assigns, against the lawful claims and demands of all persons whomsoever.

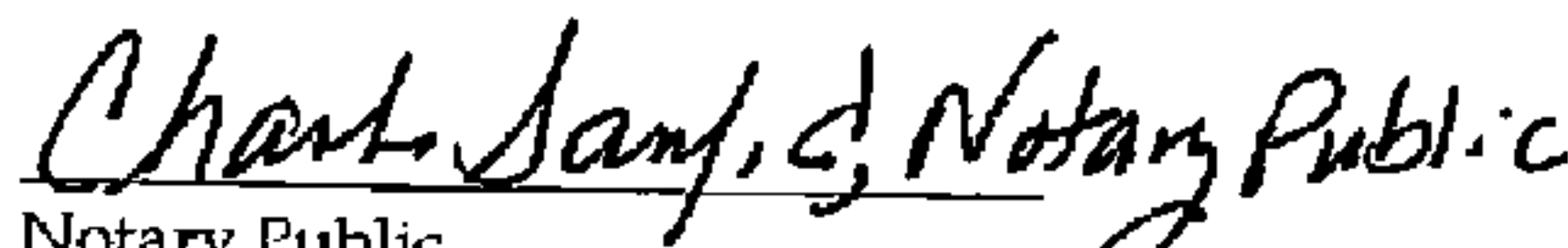
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 22nd day of July, 2024.

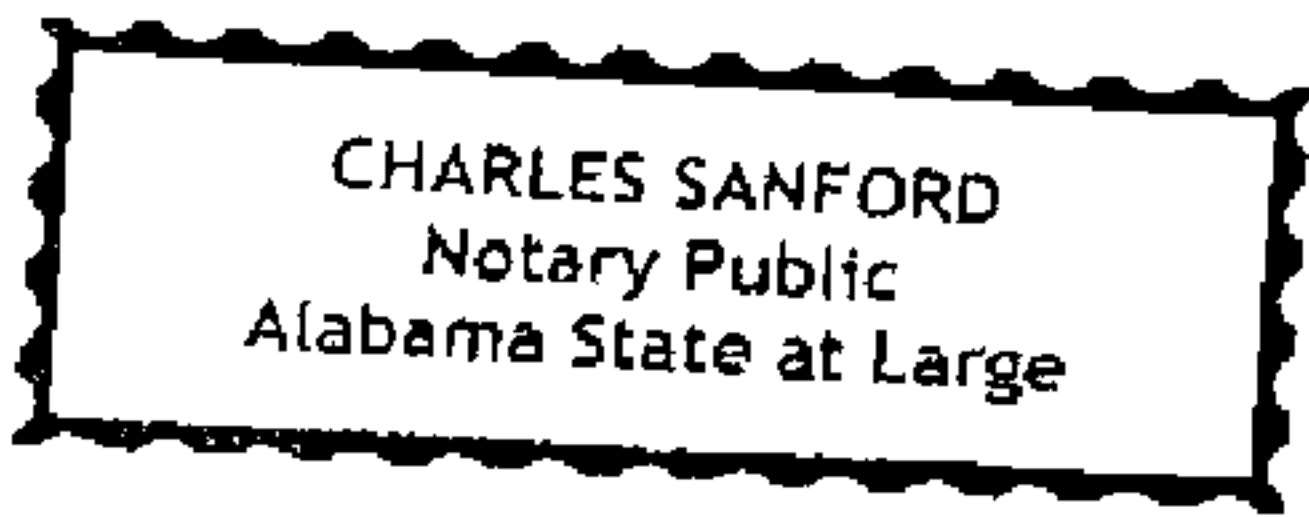
  
Sharron A. Flannery

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sharron A. Flannery whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2024.

  
Notary Public  
My Commission Expires: 04-23-2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/24/2024 01:05:06 PM  
\$159.50 PAYGE  
20240724000227940

