

Send tax notice to:
David Mooney
225 Liberty Lane
Chelsea, AL, 35043

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

STATE OF ALABAMA

2024250T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$512,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Amanda Putterie and Glenn Putterie, wife and husband,** whose mailing address is 11460 Chelsea Rd. Chelsea AL 35043 (hereinafter referred to as "Grantors") by **David Mooney** whose property address is: **225 Liberty Lane, Chelsea, AL, 35043** 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 4, according to the Final Plat of the Residential Subdivision Liberty Cove as recorded in Map Book 34, page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

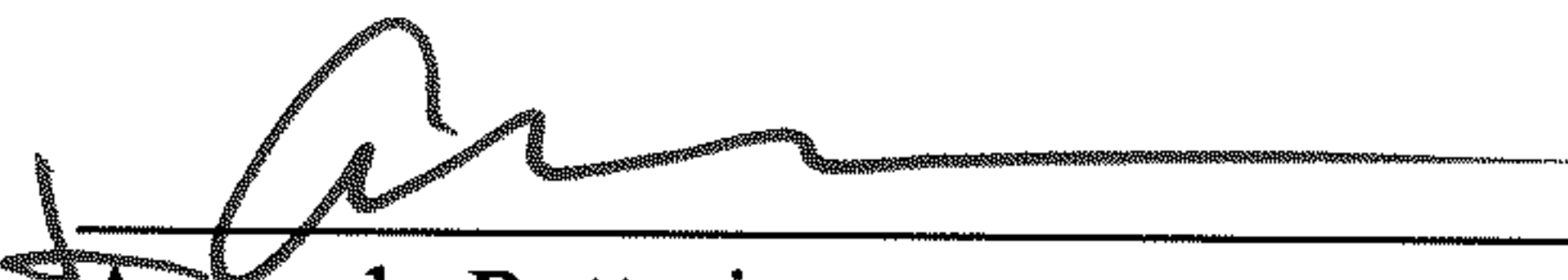
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Final Plat of the Residential Subdivision Liberty Cove as recorded in Map Book 34, page 49, in the Probate Office of Shelby County, Alabama.
3. 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.
4. Restrictions, Covenants and Conditions as set out in Instrument #2004-05620 and Instrument #2005-2475.

\$461,000.00 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 24th day of July, 2024.

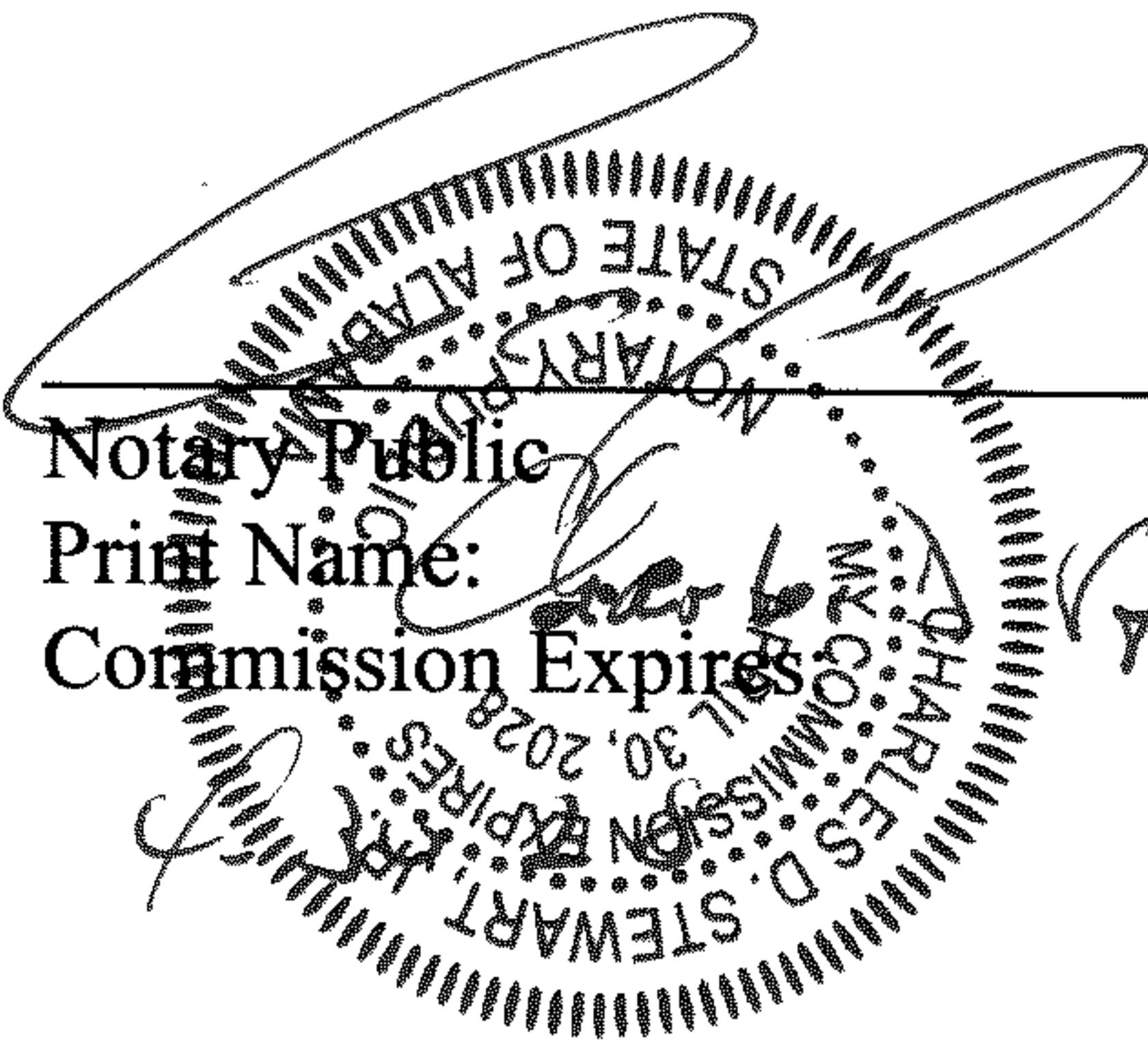

Amanda Putterie

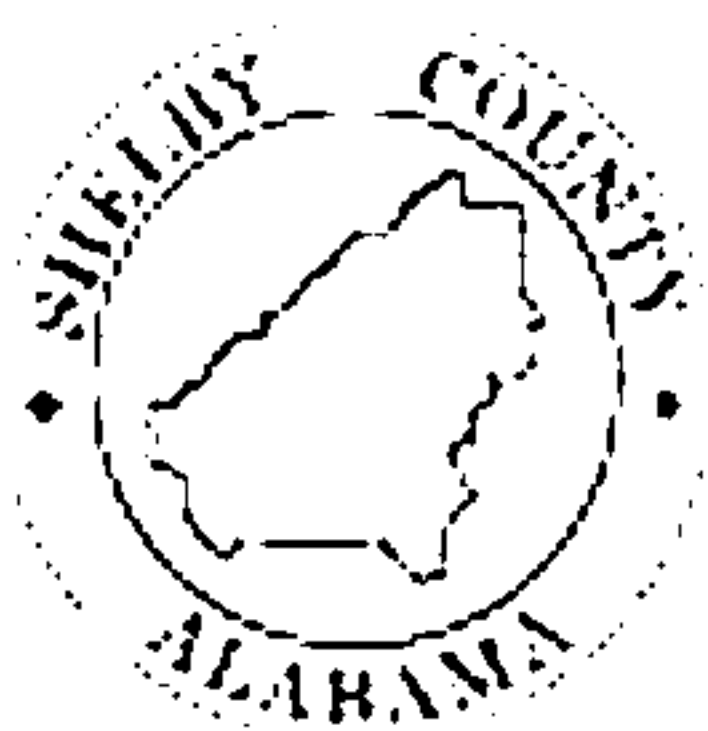

Glenn Putterie

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Putterie and Glenn Putterie 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 24th day of July, 2024.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 11/30/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2024 09:05:41 AM
\$537.50 BRITTANI
20240726000230490

