

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

316 Tradewinds Cir
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **CLIFTON F. WEBB**, a Single person, in hand paid by the GRANTEE(S), **HIGGINBOTHAM REAL ESTATE GROUP LLC**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 9, according to the Final Plat Applegate Gardens, as recorded in Map Book 29, Page 52, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20071130000543670

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record as those recorded in Instrument No. 2002-50993 and 2002-39890.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

NOTE: \$160,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 5th day of August, 2024.



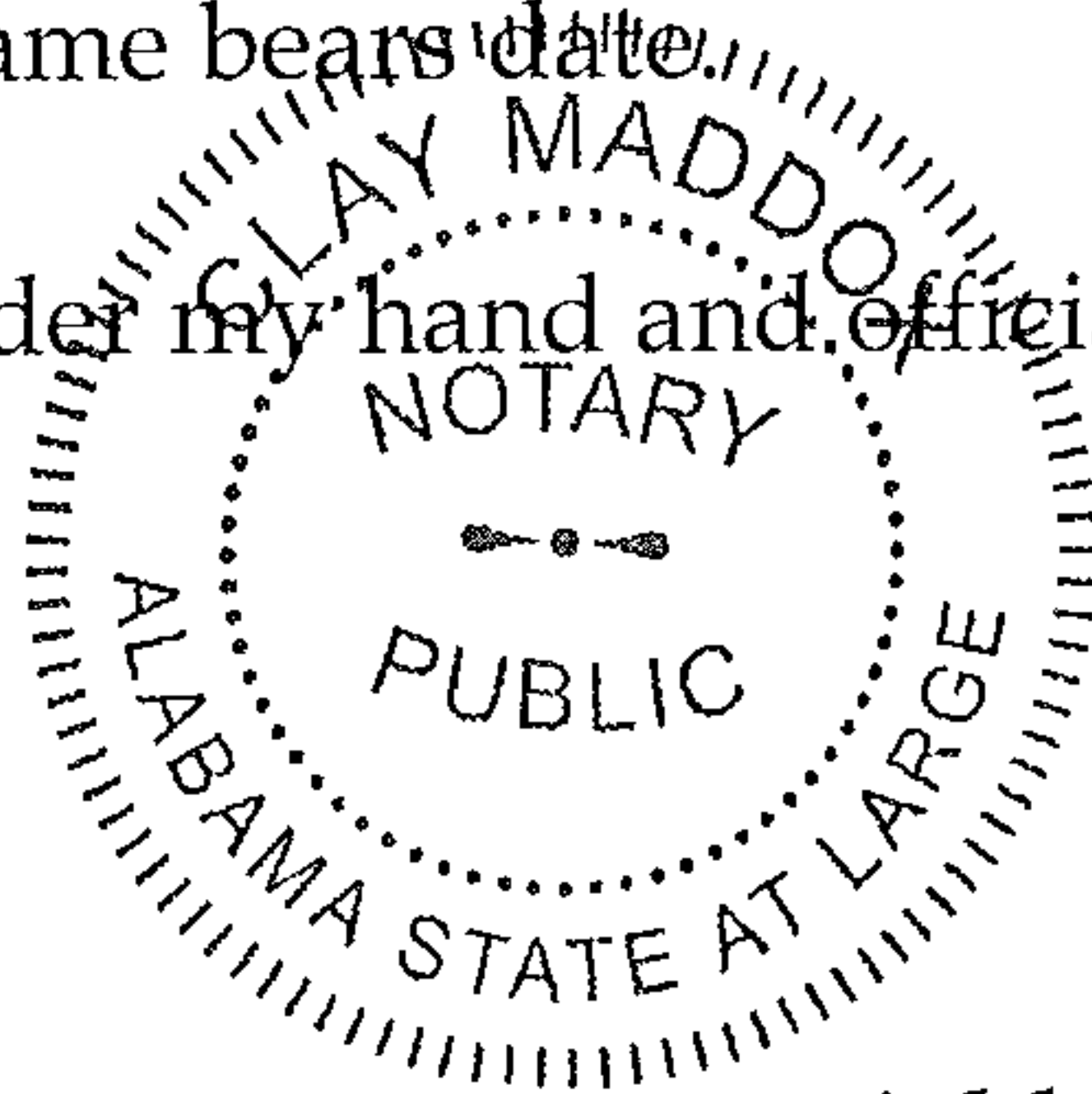
CLIFTON F. WEBB

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **CLIFTON F. WEBB** is(are) signed to the foregoing conveyance, and who is(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 5th day of August, 2024.



NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

316 Tradewinds Cir.
Alabaster, AL
35007

Real Value: \$160,000.00

Address of Grantor:

1122 Thompson Rd
Alabaster, AL
35007

Property Address:

1122 Thompson Road
Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2024 10:42:36 AM
\$26.00 CHARITY
20240806000243900

Allen S. Byrd