

SEND TAX NOTICE TO:

Margaret A. Bennett
217 Hidden Creek Parkway
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Donna K. Knott Daily and Billy Gene Daily, wife and husband**, whose address is 2195 Smokey Road, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Margaret A. Bennett**, whose address is 217 Hidden Creek Parkway, Pelham, AL 35124 (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, **Margaret A. Bennett**, the following described real estate situated in Shelby County, Alabama, **the address of which is 217 Hidden Creek Parkway, Pelham, AL 35124 to-wit:**

Lot 216, according to the Survey of Phase Two Hidden Creek III as recorded in Map Book 26, Page 124 in the Probate Office of Shelby County, Alabama.

Donna K. Knott Daily is one and the same person as Donna K. Knott, grantee in that certain deed recorded in Instrument No. 20081006000395450, in the Probate Office of Shelby County, Alabama. Donna K. Knott Daily is also one and the same person as Donna Samsal Daily.

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 excepted.

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 15th day of August, 2024.

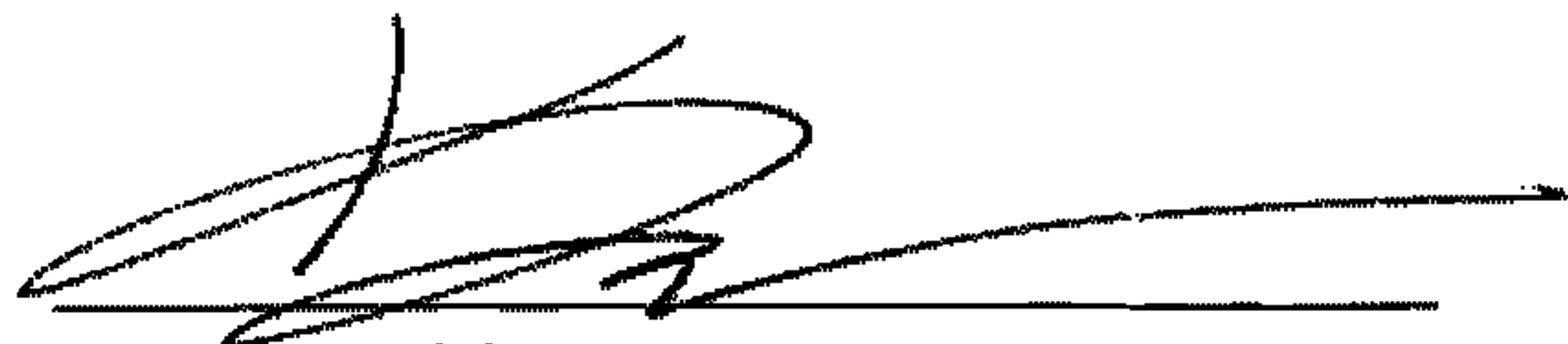

Donna K. Knott Daily

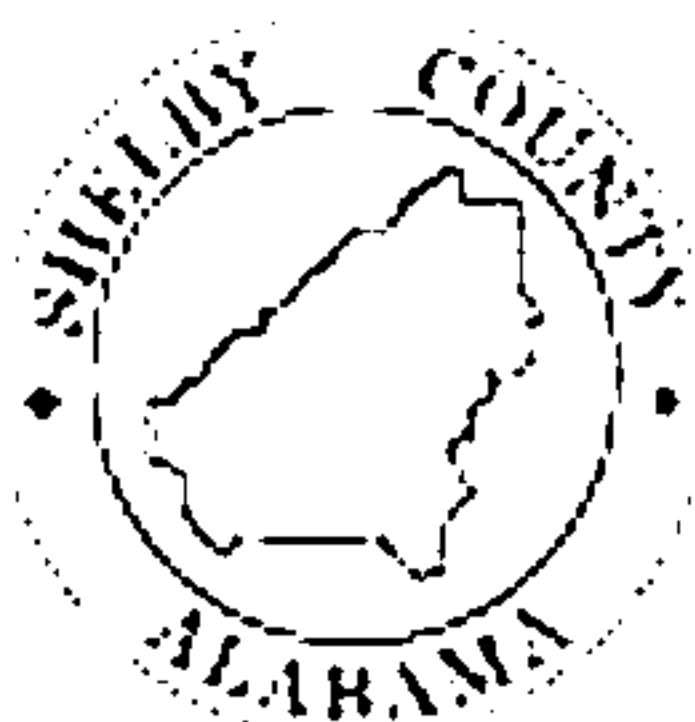
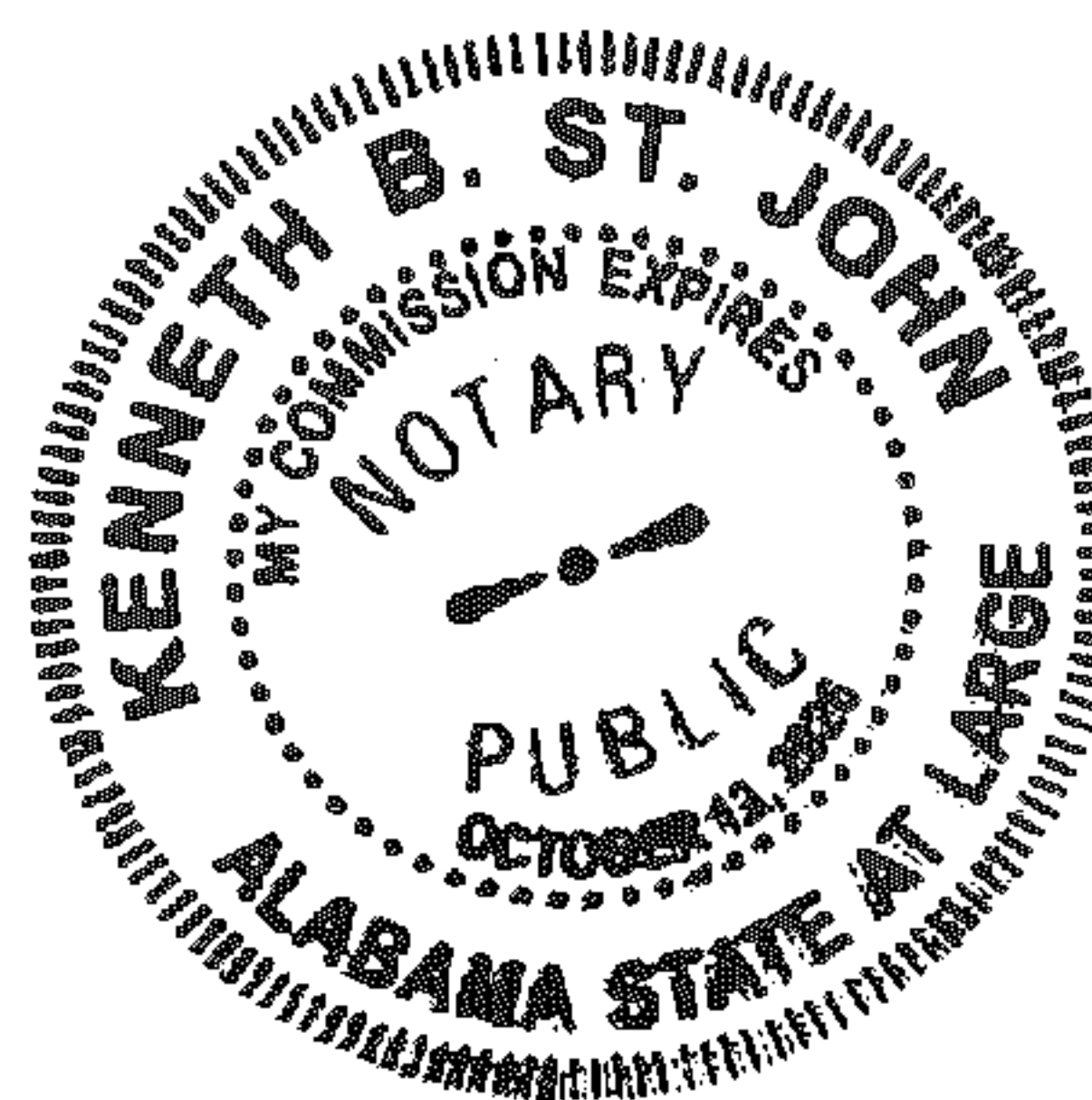

Billy Gene Daily

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Donna K. Knott Daily and Billy Gene Daily** 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 15th day of August, 2024.


Notary Public
Print Name: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2024 02:51:18 PM
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