

SEND TAX NOTICE TO:
Sean W. Lee and Katlin Lee
9221 Brinkley Ave. SE
Snoqualmie, WA 98065

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 **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Spartan Invest, LLC, an Alabama Limited Liability Company**, whose address is 2015 3rd Ave. N., Birmingham, AL 35203, (hereinafter "Grantor", whether one or more), by **Sean W. Lee and Katlin Lee**, whose address is 9221 Brinkley Ave. SE, Snoqualmie, WA 98065, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 28 Magnolia Way, Montevallo, AL 35115**, to-wit:

Commence at the SW corner of the NE ¼ of the NW ¼, Section 3, Township 22 South, Range 4 West; thence Easterly 721.68 feet to an old iron pin in place; thence 89 degrees 23 minutes 39 seconds left and run 229.79 feet to the point of beginning; thence continue along last described course 262.50 feet to the South ROW of a county road; thence right 102 degrees 53 minutes and run 157.50 feet along said ROW; thence right 77 degrees 07 minutes and run 262.50 feet; thence right 103 degrees 53 minutes and run 157.50 feet to the point of beginning. Situated in 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 excepted.

Subject to a third-party mortgage in the amount of \$112,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Spartan Invest, LLC, an Alabama Limited Liability Company, by Stephanie Jones, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 15th day of August, 2024.

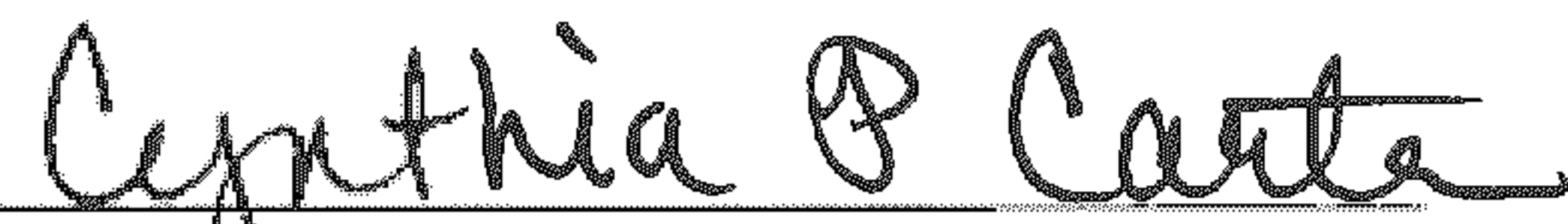
Spartan Invest, LLC, an Alabama Limited Liability Company

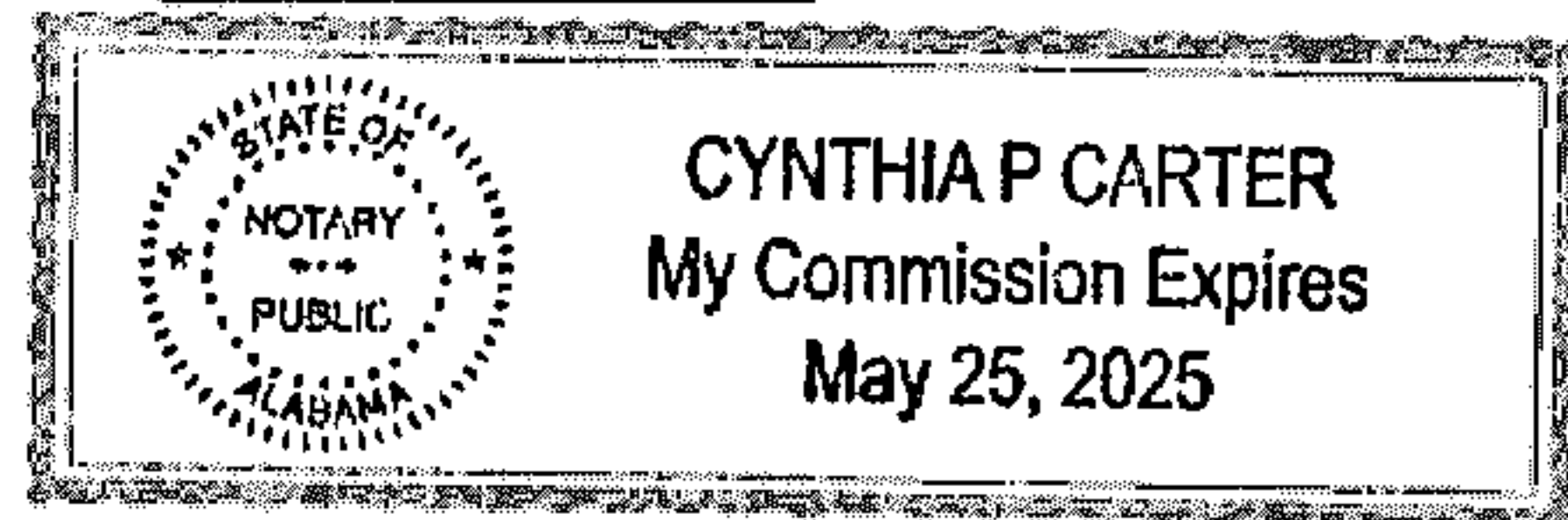
By: 
Stephanie Jones, Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of Spartan Invest, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 15th day of August, 2024.


Notary Public
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2024 08:09:52 AM
\$73.00 JOANN
20240819000256900

