

SEND TAX NOTICE TO:
Kailyn Paige David and Jason David
196 Moss Stone Lane
Calera, AL 35040

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 FIFTEEN THOUSAND AND 00/100 (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephen Daley and Memorie Miller Daley FKA Memorie Miller, husband and wife**, whose address is 1730 Josh Drive, Billingsley, AL 36006 (hereinafter "Grantor", whether one or more), by **Kailyn Paige David and Jason David**, whose address is 196 Moss Stone Lane, Calera, AL 35040 (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 **Kailyn Paige David and Jason David, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 196 Moss Stone Lane, Calera, AL 35040 to-wit:**

Lot 84, according to the Final Plat of Stonecreek, Phase 4, as recorded in Map Book 37, page 44 in the Probate Office of Shelby County, Alabama.

Memorie Miller Daley is one and the same person as Memorie Miller, grantee in that certain deed recorded in Instrument No. 20200207000051820, in the Probate Office of Shelby County, Alabama.

Jason David is one and the same person as Jason Glynn David.

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.

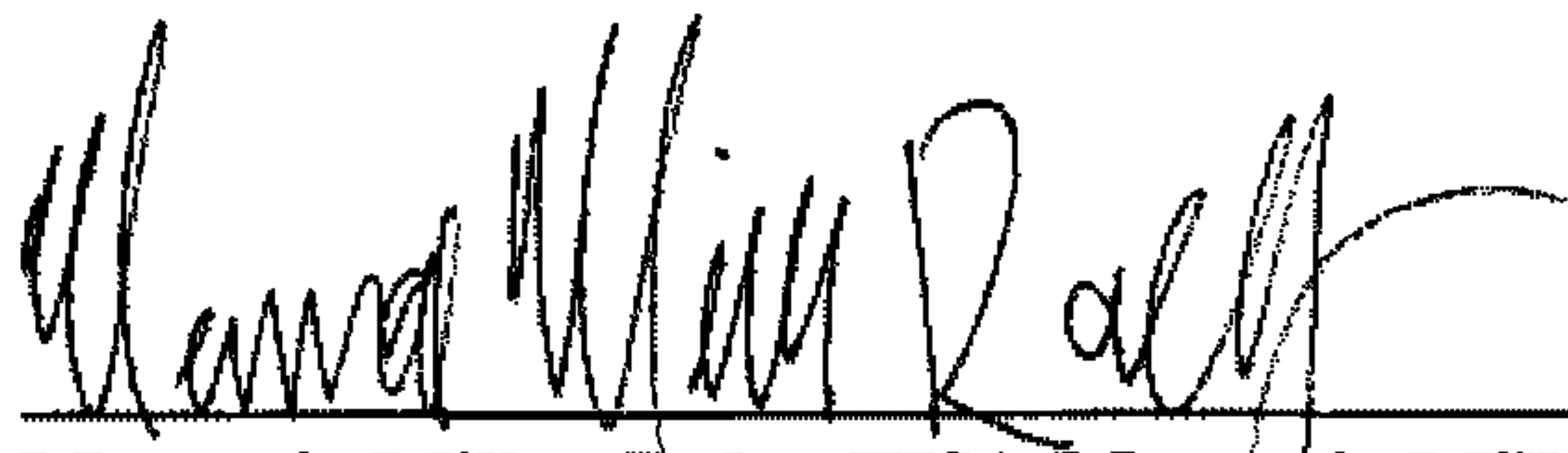
Subject to a third-party first mortgage in the amount of \$211,105.00 and a third-party second mortgage in the amount of \$7,525.00, both executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for 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 23rd day of August, 2024.



Stephen Daley

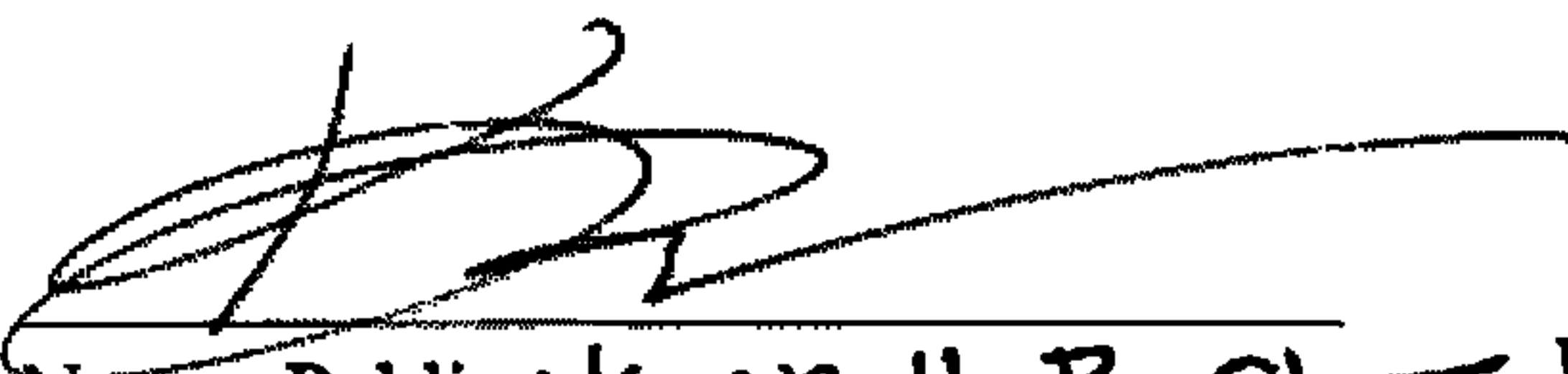


Memorie Miller Daley FKA Memorie Miller

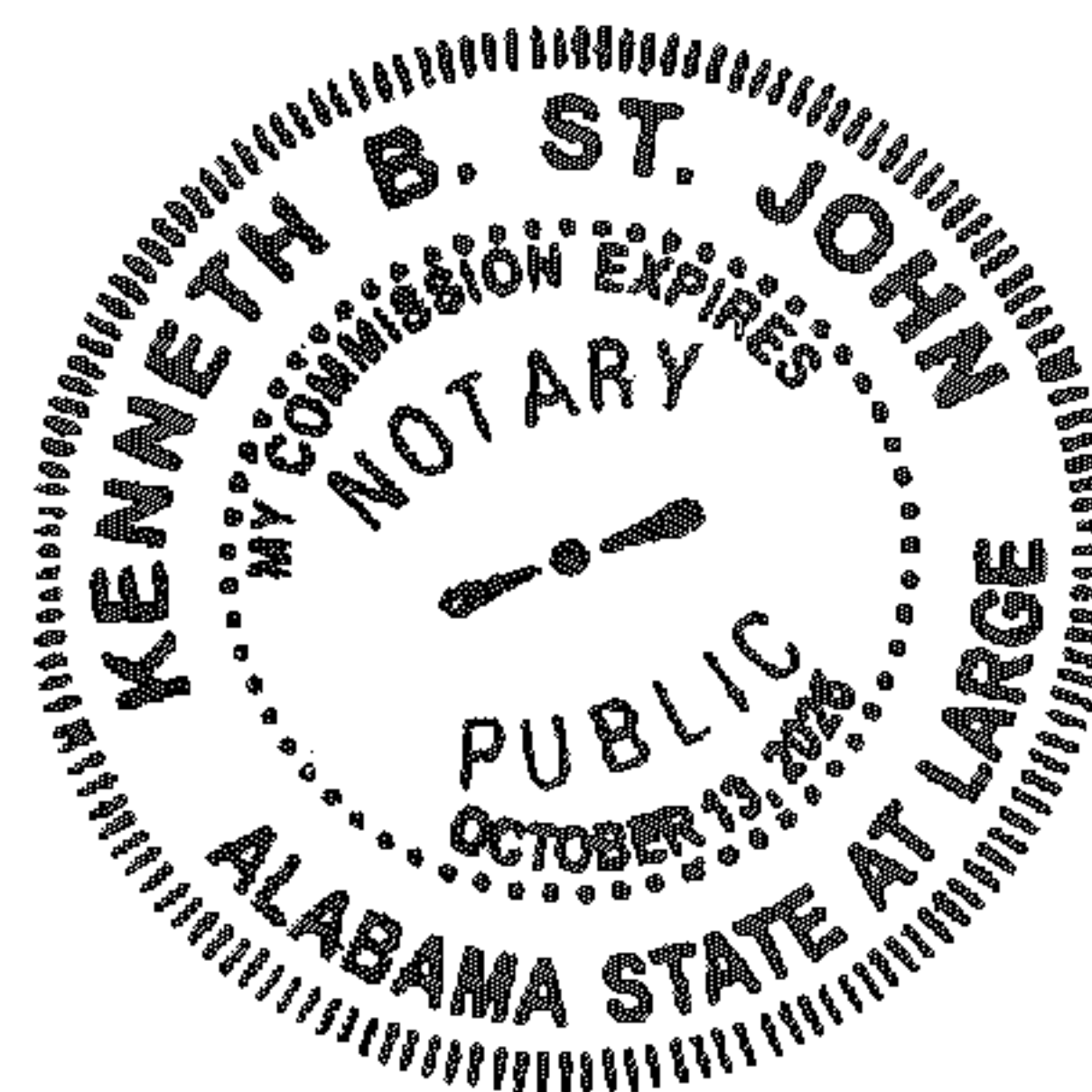
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen Daley and Memorie Miller Daley FKA Memorie Miller 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 23rd day of August, 2024.



Notary Public : **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
08/26/2024 10:50:58 AM
\$28.00 PAYGE
20240826000265490

