

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4261**

SEND TAX NOTICE TO:

**Karen Wadley
112 Dallas Lane
Montevallo, Al 35115**

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **James M. Barnett and Sharee L. Barnett, a married Couple** whose mailing address is: 7706 Highway 22, Montevallo, Al 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Karen Wadley** whose mailing address 112 Dallas Lane, Montevallo, Al 35115 (herein referred to as grantees), the following described real estate, situated in **Jefferson** County, Alabama, having a property address of 112 Dallas Lane, Montevallo, AL 35115

Lot 249 according to the Survey of The Lakes at Hidden Forest, Phase II, as recorded in Map Book 37, Page 122 A & B, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of August, 2024

James M. Barentt (Seal)
James M. Barentt

Sharee L. Barentt (Seal)
Sharee L. Barentt

STATE OF Alabama

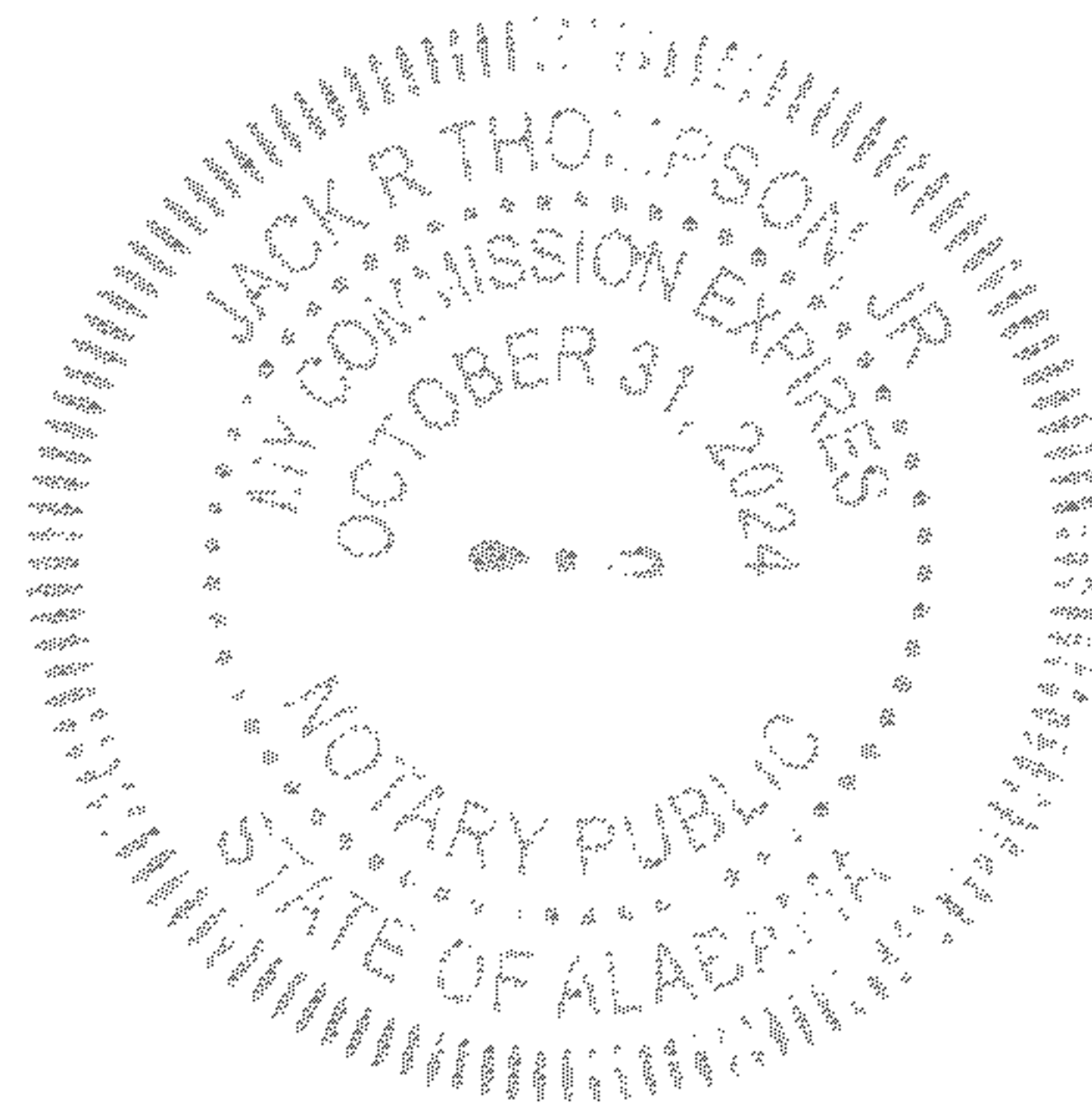
Shelby County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **James M. Barnett and Sharee L. Barnett** name 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 this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23rd day of August, 2024

My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2024 02:23:33 PM
\$307.00 JOANN
20240826000266410

Allie S. Bayl