

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Anthony Keith Wallis
159 Cambrian Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Debbie McCorkle, a married person,
(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Anthony Keith Wallis
(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit 159, in Cambrian Wood Condominium, a Condominium, according to Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

Debbie McCorkle is the surviving grantee of deed recorded in Inst. No. 20220222000075020.

This property is not the homestead of the Grantor, nor the Grantor's spouse.


\$198,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 29th day of August, 2024.



Debbie McCorkle

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

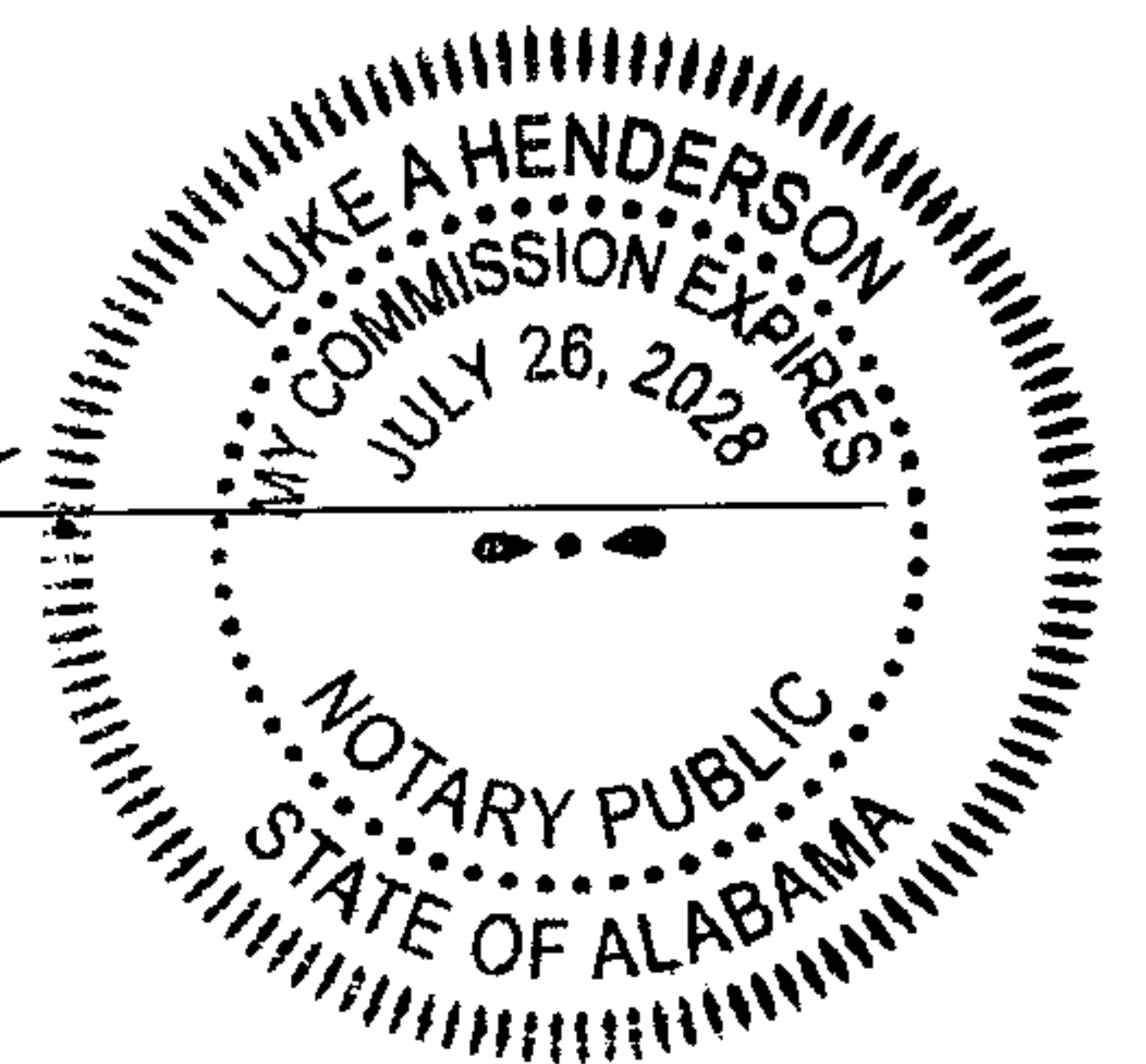
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Debbie McCorkle**, a married person, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 29, 2024.

My Commission Expires:



Notary Public



Grantor's Address: 100 Hallman Hill, Homewood, AL 35209

Property Address: 159 Cambrian Way Birmingham, AL 35242

Parcel ID Number: 10 1 02 0 993 081.043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2024 10:52:06 AM
\$44.00 PAYGE
20240830000271340

