

SEND TAX NOTICE TO:

Taylor Tatum and Jillian Tatum
720 Mallet Way
Chelsea, AL 35043

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 **THREE HUNDRED THIRTEEN THOUSAND AND 00/100 (\$313,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tyler Anne Castleman, Wife, and Shawn Castleman, Husband**, whose address is 6553 English Turn, Zachary, LA 70791, (hereinafter "Grantor", whether one or more), by **Taylor Tatum and Jillian Tatum**, whose address is 720 Mallet Way, Chelsea, AL 35043, (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 **Taylor Tatum and Jillian Tatum, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5459 Dover Cliff Circle, Birmingham, AL 35242 to-wit:**

Lot 34, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

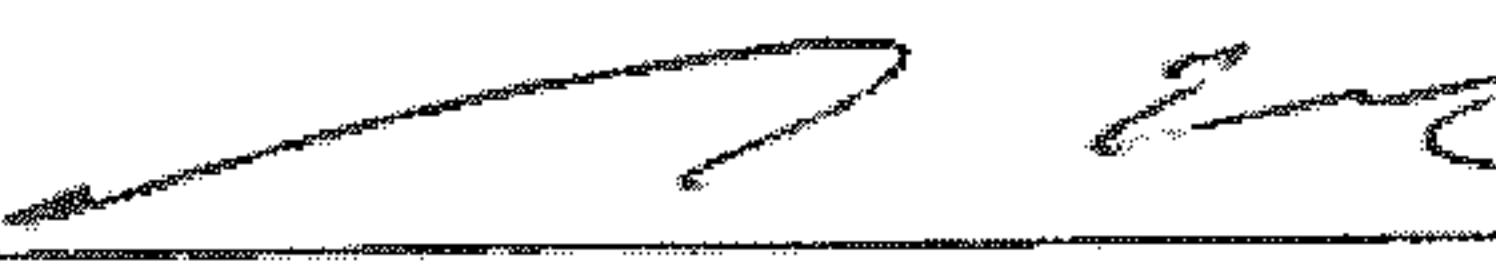
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$297,350.00 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 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 28th day of August, 2024.


Tyler Anne Castleman


SHAWN CASTLEMAN

STATE OF LA
COUNTY OF EBR EAST BATON ROUGE PARISH

I, the undersigned Notary Public in and for said County and State, hereby certify that Tyler Anne Castleman and Shawn Castleman whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2024.



Notary Public

My Commission Expires:



MARY B. NGUYEN
NOTARY PUBLIC NO. 55678
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
My Commission is for Life

THIS DOCUMENT NOT
PREPARED BY
THE UNDERSIGNED NOTARY
ATTESTING TO SIGNATURES ONLY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2024 09:23:02 AM
\$41.00 PAYGE
20240905000276420

