

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

300 Lakewood Circle
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Thirty-Five Thousand and 00/100 (\$235,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), John R. McBee and wife, Renee D. McBee, in hand paid by the GRANTEE(S), William Paul Spencer, Jr., the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 11-A, according to a resurvey of Lots 5 through 12, St. Charles Place- Phase IV, as recorded in Map Book 19 page 83, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Prior Deed Reference: Instrument 20040602000294290

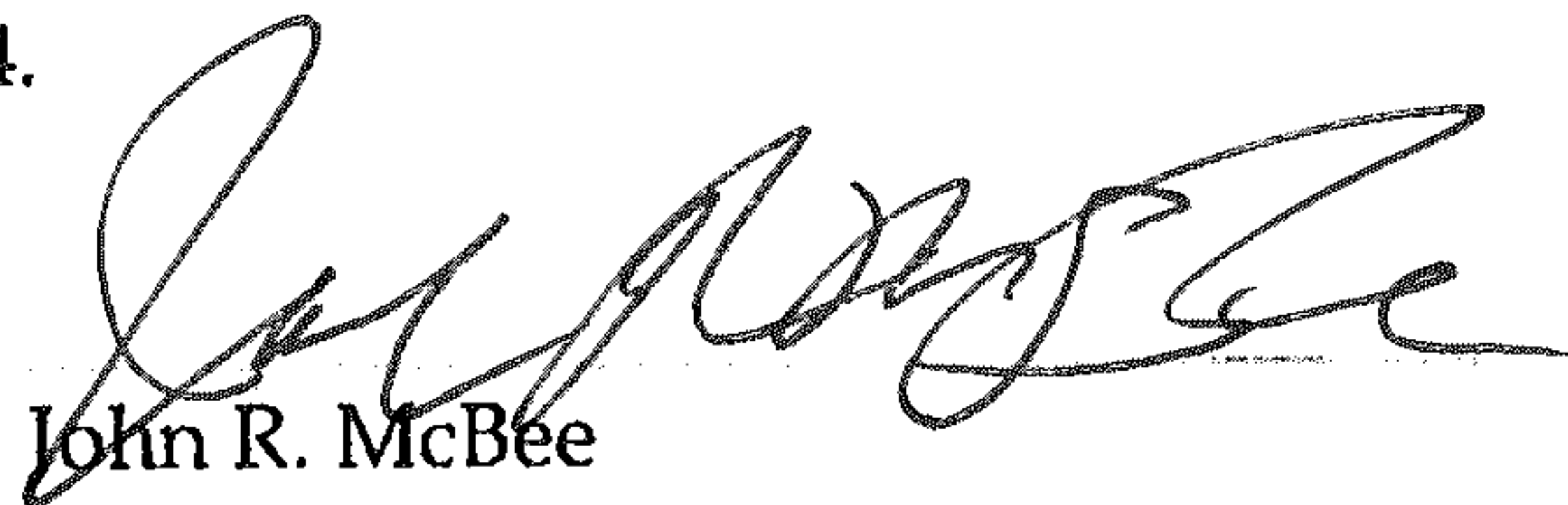
Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a

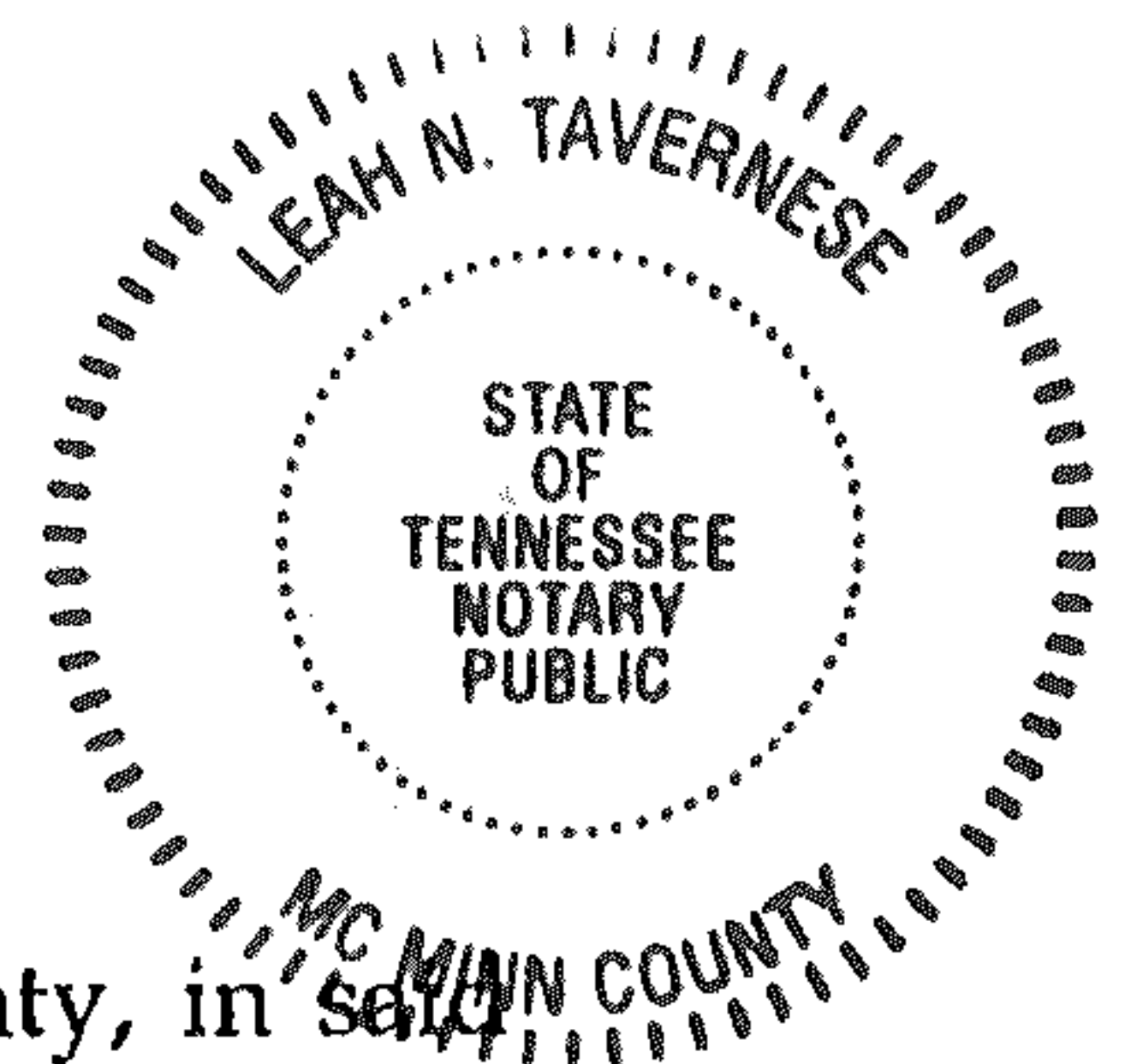
good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27th day of August, 2024.


John R. McBee

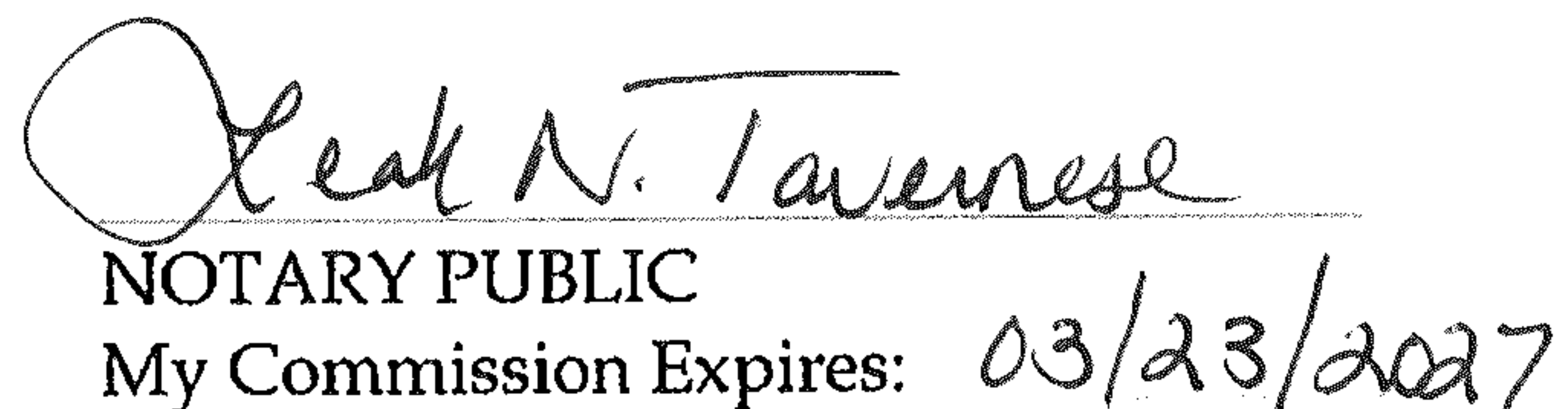

Renee D. McBee

STATE OF Tennessee)
COUNTY OF McMinn)



I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that John R. McBee and Renee D. McBee 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2024.


NOTARY PUBLIC
My Commission Expires: 03/23/2027

Address of Grantee:
300 Lakewood Cir
Helena, AL 35880

Address of Grantor:
540 Co Rd 875
Etowah, TN

Property Address:
113 Loyola Circle
Helena, AL 35080

Real Value: \$235,000.00

37331



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2024 01:10:18 PM
\$260.00 BRITTANI
20240909000279190

