

SEND TAX NOTICE TO:

Amanda Ginn
650 Treymoor Lake Circle
Alabaster, AL 35007

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 THIRTY THOUSAND AND 00/100 (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sydney J. Harper fka Sydney J. Moore and Trenton T. Harper, wife and husband**, whose address is 204 Lane Park Circle, Alabaster, AL 35114 (hereinafter "Grantor", whether one or more), by **Amanda Ginn**, whose address is 650 Treymoor Lake Circle, Alabaster, AL 35007 (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, **Amanda Ginn**, the following described real estate situated in Shelby County, Alabama, **the address of which is 650 Treymoor Lake Circle, Alabaster, AL 35007 to-wit:**

Lot 526, according to the Survey of Weatherly, Aberdeen - Sector 18, as recorded in Map Book 21, page 148 in the Probate Office of Shelby County, Alabama.

Sydney J. Harper is one and the same person as Sydney J. Moore, grantee in that certain deed recorded in Instrument # 20191223000474680 in the Probate Office of Shelby County, Alabama. Sydney J. Harper is also known as Sydney Harper and Sydney Jola Harper.

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.

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 12th day of September, 2024.

*Sydney J. Harper fka
Sydney J. Moore*

Sydney J. Harper fka Sydney J. Moore

Trenton T. Harper

Trenton T. Harper

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Sydney J. Harper fka Sydney J. Moore and Trenton T. Harper** 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.

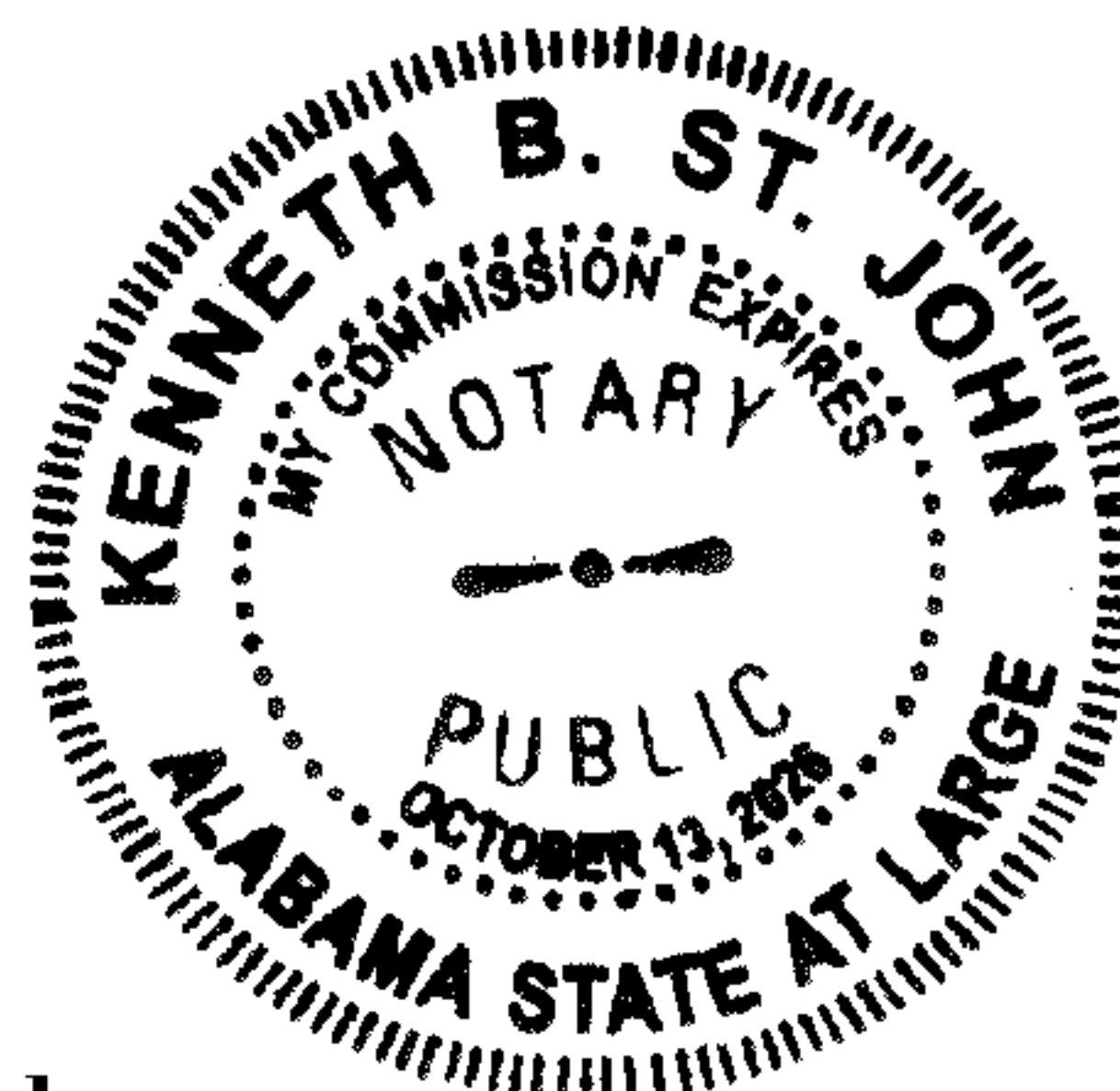
Given under my hand and official seal this 12th day of September, 2024.

[Signature]

Notary Public

Print Name: *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
09/13/2024 10:24:02 AM
\$258.00 BRITTANI
20240913000284370

Allie S. Bayl