

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975

20240913000285300 1/2 \$86.50
Shelby Cnty Judge of Probate, AL
09/13/2024 12:23:22 PM FILED/CERT

Shelby County, AL 09/13/2024
State of Alabama
Deed Tax: \$60.50

WARRANTY DEED

SEND TAX NOTICES TO:

900 10th Ct. SW
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Thousand and 0/100 Dollars (\$1,000.00) and other valuable considerations to the undersigned GRANTOR, David Robert Pharo, a married person, Anthony Milton Pharo, a Single person, and Theresa Louise Pharo, a Single person, in hand paid by the GRANTEE, OSCAR PHARO, III, the receipt whereof is acknowledged, we, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 17, according to the Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument #: 20111012000302520.

NOTE: The above described property constitutes no part of the homestead of Grantor or his/her spouse.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

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

AND THE GRANTOR, do for themselves their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said



20240913000285300 2/2 \$86.50
Shelby Cnty Judge of Probate, AL
09/13/2024 12:23:22 PM FILED/CERT

premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 13th day of September, 2024.

DAVID ROBERT PHARO

ANTHONY MILTON PHARO

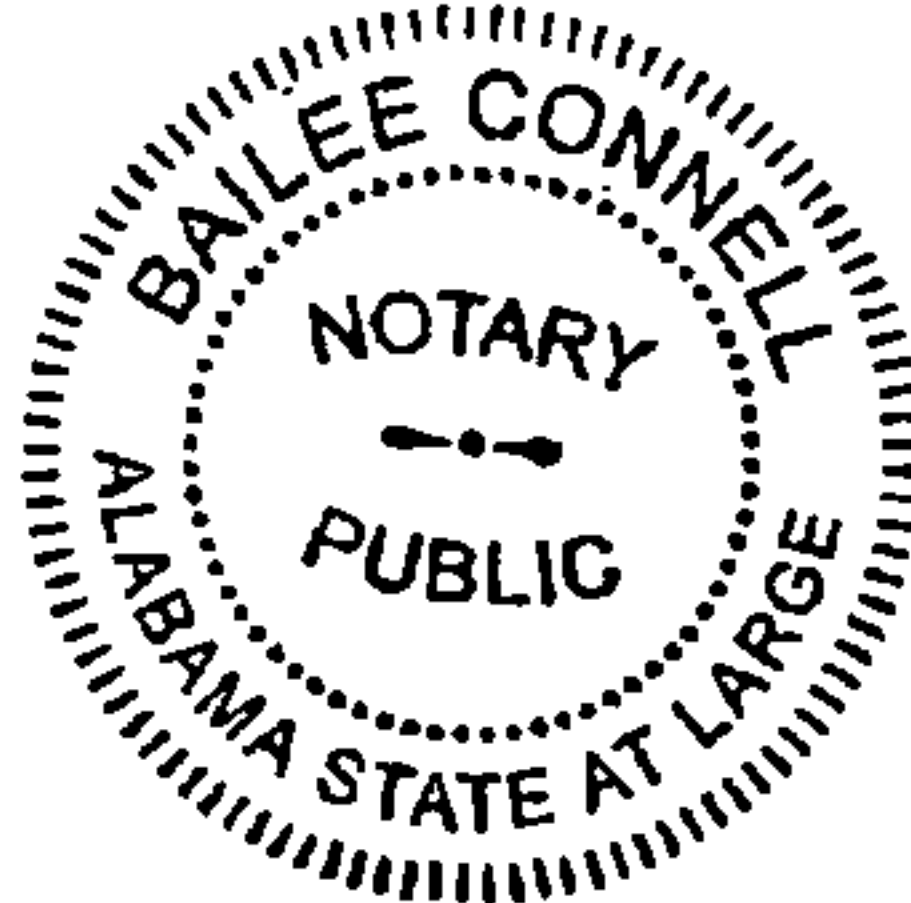
THERESA LOUISE PHARO

STATE OF ALABAMA)

COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **DAVID ROBER PHARO, ANTHONY MILTON PHARO, AND THERESA LOUISE PHARO** 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 13th day of September, 2024.



NOTARY PUBLIC

My Commission Expires: 6-18-28

Address of Grantee:

900 10th Ct. SW.
Alabaster, AL
35007

Address of Grantor:

900 10th Ct SW
ALABASTER AL
35007

Property Address:

900 10th Ct SW
Alabaster, AL
35007

Market Value: 1/4 = \$160,450