

County Division Code: AL039 Inst. # 2024088071 Pages: 1 of 2 I certify this instrument filed on: 9/13/2024 8:37 AM
Doc: D Judge of Probate Jefferson County, AL Rec: \$19.00 DeedTx: \$439.50
Clerk: DRBESS

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Mary Sewall
6290 Black Creek Loop N
Hoover, AL 35244

Jefferson County 98%
Shelby County 2%

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Thirty-Nine Thousand Five Hundred And No/100 (\$439,500.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is acknowledged, we, **Justin T Grant and Angelica Diaz, a married couple**, (herein referred to as Grantor), whose mailing address is **327 Durango Downs Dr., Hutto, TX 78634** do hereby grant, bargain, sell and convey unto **Mary Sewall** (herein referred to as Grantee), whose mailing address is **6290 Black Creek Loop N, Hoover, AL 35244** the following described real estate, situated in Jefferson County, Alabama, the address of which is **6290 Black Creek Loop N, Hoover, AL 35244** to-wit:

LOT 258A, ACCORDING TO THE SURVEY OF CREEKSIDE PHASE 1-PART C, AS RECORDED IN MAP BOOK 42, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND MAP BOOK 46, PAGE 72, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION

Source of Title: Statutory Warranty Deed from Embassy Homes, LLC to Justin T. Grant dated September 30, 2013 and recorded October 3, 2013 as instrument 20131003001076910 in the Office of the Judge of Probate of Jefferson County and also recorded October 4, 2013 as instrument 2013004000398060 in the Office of the Judge of Probate of Shelby County.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

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

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her, or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signatures and seals, this the 12 day of ~~August~~, 2024.

September

Justin T. Grant
Justin T Grant

Angelica Diaz
Angelica Diaz

STATE OF ALABAMA

COUNTY OF JEFFERSON

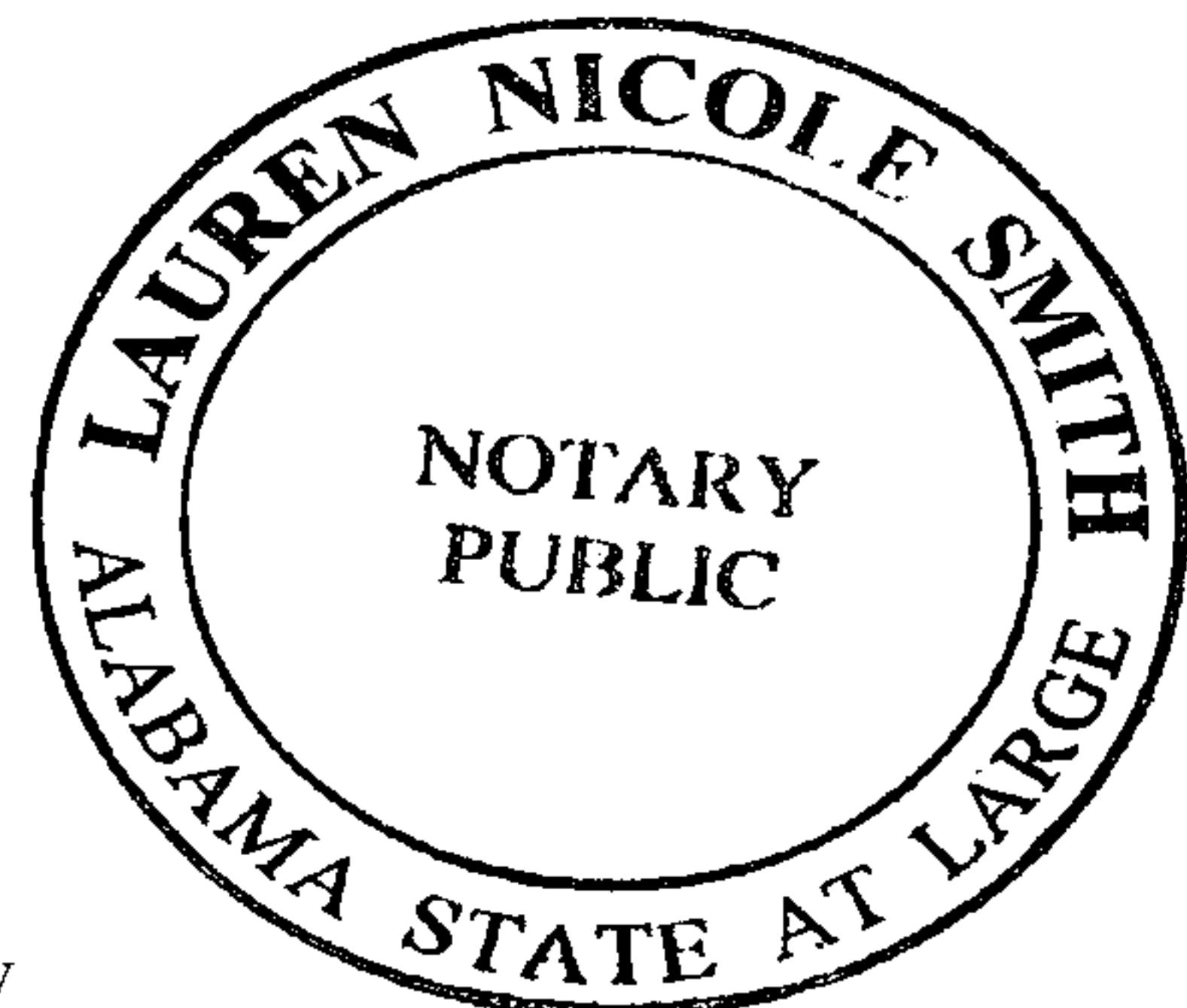
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Justin T Grant and Angelica Diaz**, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of ~~August~~, 2024.

September

Lauren Nicole Smith
Notary Public

My commission expires: 02/09/2028

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2024 09:59:18 AM
\$26.00 JOANN
20240916000287040

Allie S. Bayl