

SEND TAX NOTICE TO:

Jonathan Paul Webb
2517 Chandabrook Cir
Pelham, AL 35124

This instrument prepared by:
J. Bryant Hornsby, Attorney
4563 Shady Grove Lane
Gardendale, Alabama 35071

WARRANTY DEED

THE DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM, NOR WAS A TITLE EXAM REQUESTED. THE PREPARER MAKES NO WARRANTIES AS TO THE LEGITIMACY OF THE PROPERTY TRANSFER INVOLVED HEREIN.

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN and 00/100 Dollars** (\$10.00), in hand paid to the undersigned, **Jonathan Paul Webb, a married man, whose address is 2517 Chandabrook Cir, Pelham, AL 35124**, (hereinafter "Grantor", whether one or more), by **Jonathan Paul Webb, whose address is 2517 Chandabrook Cir, Pelham, AL 35124 and Elizabeth Nicole Fowler and James Daniel Fowler, whose address is 2480 16th Street, Calera, AL 35040**, (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, **Jonathan Paul Webb, Elizabeth Nicole Fowler, and James Daniel Fowler, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2480 16th Street, Calera, AL 35040, to-wit:**

LOT 37, ACCORDING TO THE SURVEY OF ALLENDALE SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

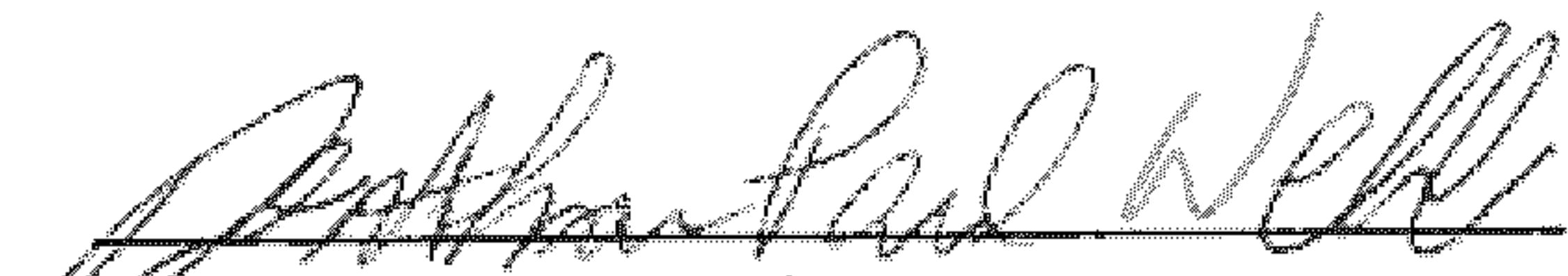
Recording and Transfer Tax Based on Property Value of \$157,000.00.

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.

Poor Quality

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of September, 2024.



Jonathan Paul Webb

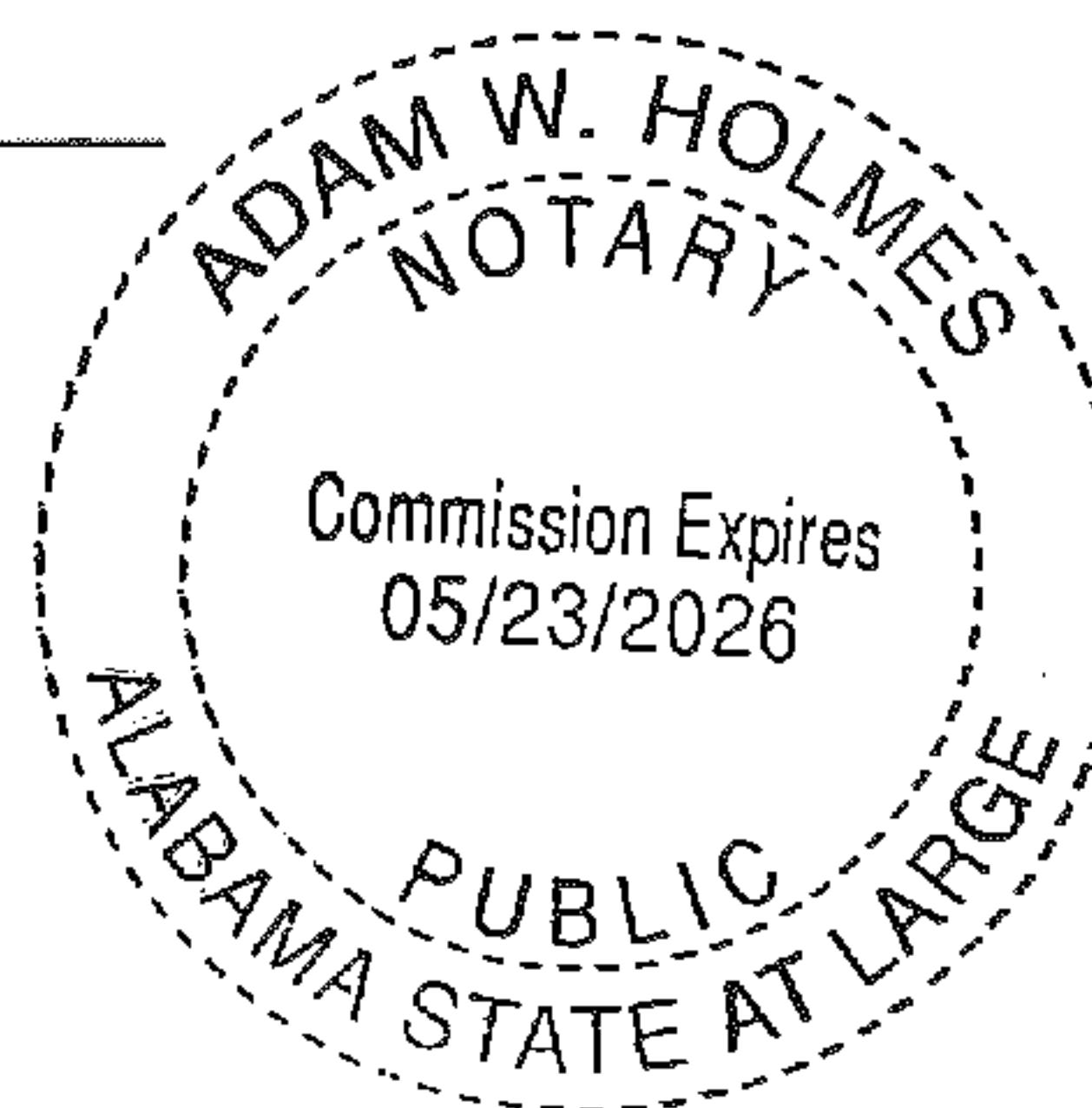
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Jonathan Paul Webb**, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of September, 2024.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 11:26:22 AM
\$183.00 BRITTANI
20240917000289840

