

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Madeline Putnam
257 Village Dr
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Patsy Rose Smallman, unmarried
(herein referred to as "Grantor") does grant, bargain, sell and convey unto
Madeline Putnam

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 39, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY.

\$122,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 17th day of September, 2024.

Patsy Rose Smallman
Patsy Rose Smallman

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Patsy Rose Smallman** whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 17, 2024.

My Commission Expires:

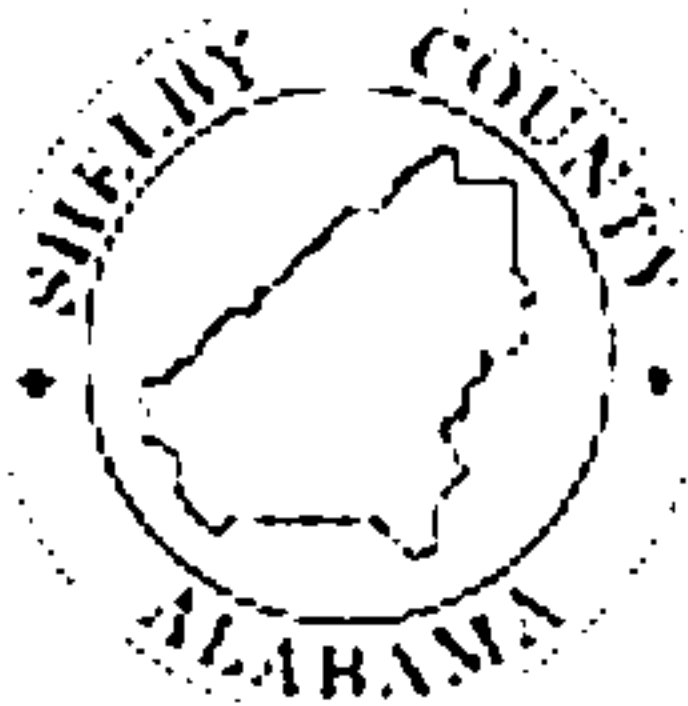
Luke A Henderson
Notary Public



Grantor's Address: 668 Forest Lakes Drive, Sterrett, AL 35147

Property Address: 257 Village Dr Calera, AL 35040

Parcel ID Number: 22 7 35 2 002 111.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 03:02:26 PM
\$99.50 PAYGE
20240917000290590

Alex S. Bayl