

SEND TAX NOTICE TO:

Matthew E. Williamson
1023 Townes Court
Birmingham, AL 35242

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 **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Andrew C. Kennedy and Kathryn E. Kennedy fka Kathryn E. Smith, husband and wife**, whose address is 10 Esprit Terrace, Chesterbrook, PA 19087 (hereinafter "Grantor", whether one or more), by **Matthew E. Williamson**, whose address is 1023 Townes Court, Birmingham, AL 35242 (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, **Matthew E. Williamson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1023 Townes Court, Birmingham, AL 35242 to-wit:**

Lot 12, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Pages 133 A and B, in the Probate Office of Shelby County, Alabama.

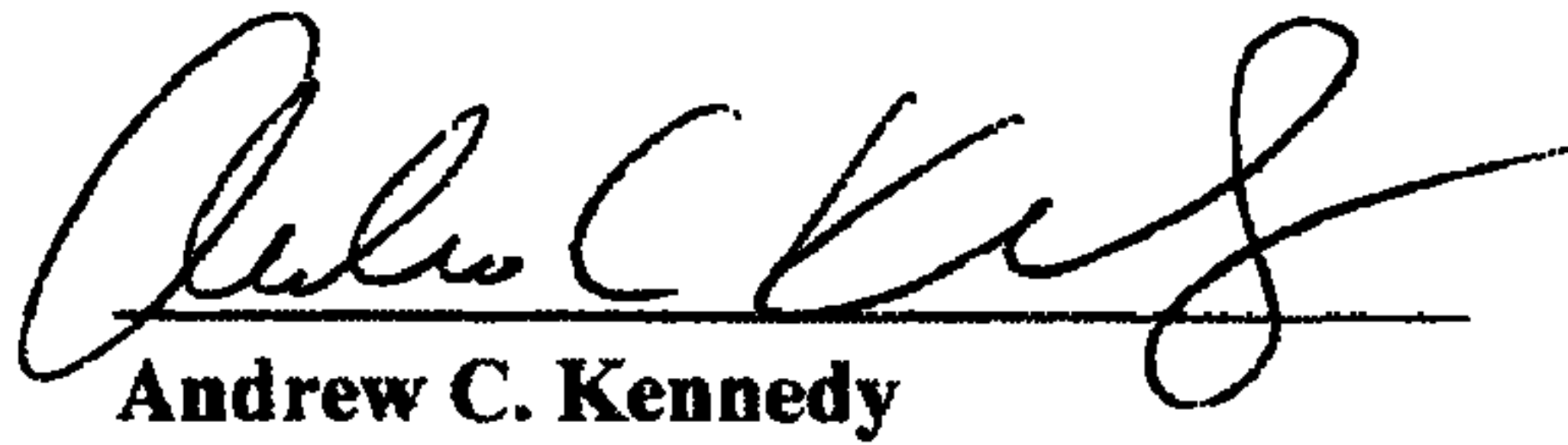
Kathryn E. Kennedy is one and the same person as Kathryn E. Smith, grantee in that certain deed dated 06/30/2020 and recorded on 07/02/2020 as Instrument Number 20200702000273880 in the Probate Office of Shelby County, Alabama.

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.

Subject to a third-party mortgage in the amount of \$161,000.00 executed and recorded simultaneously herewith.

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 19 day of September, 2024.


Andrew C. Kennedy

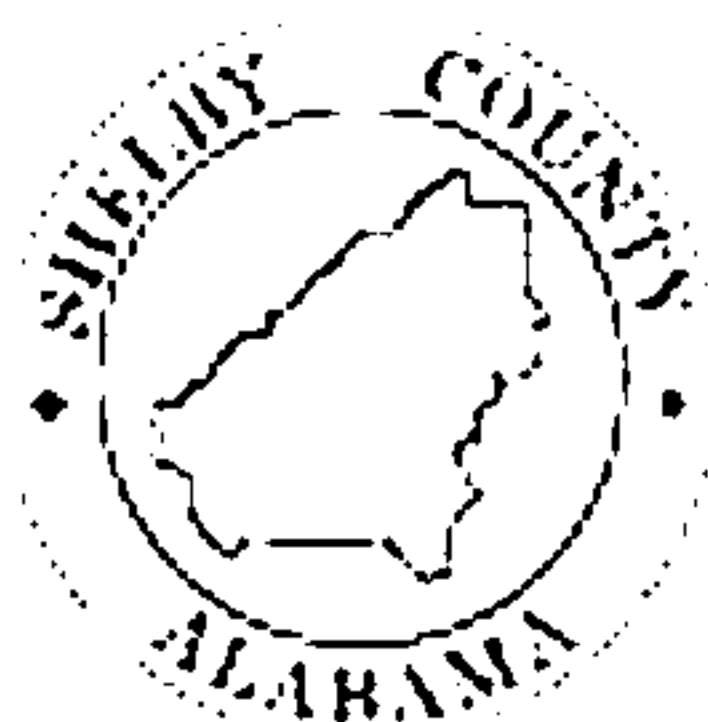
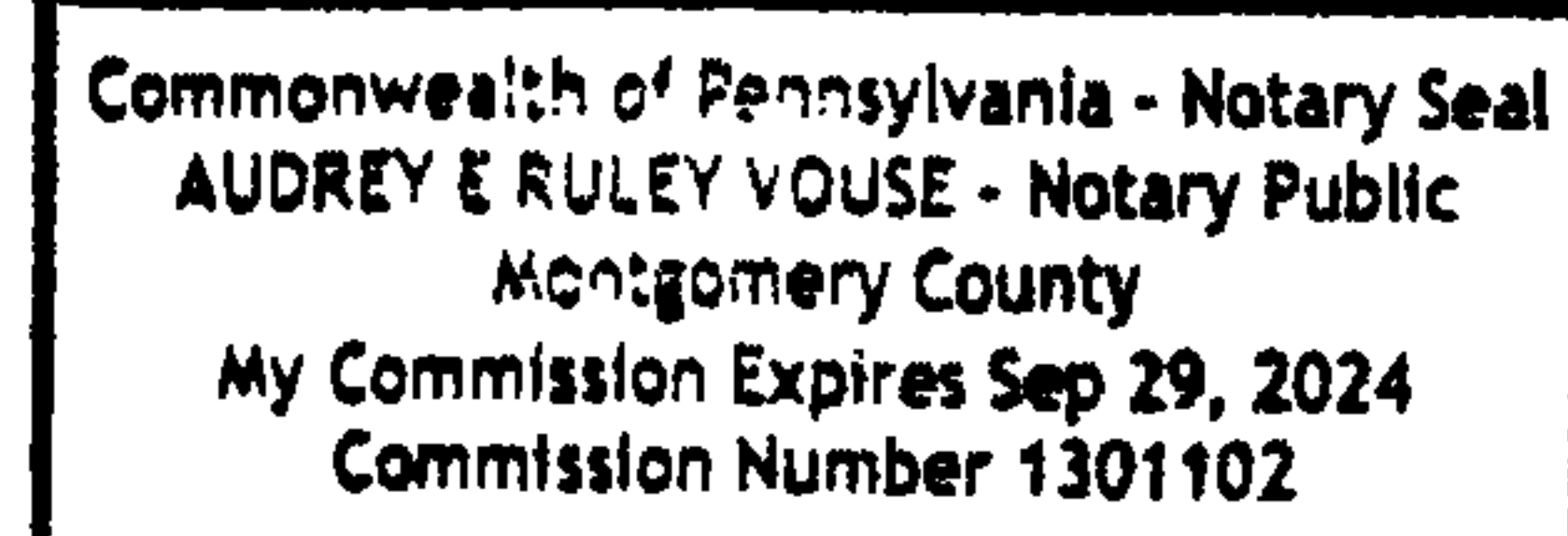

Kathryn E. Kennedy fka Kathryn E. Smith

STATE OF PENNSYLVANIA
COUNTY OF Chester

I, the undersigned Notary Public in and for said County and State, hereby certify that Andrew C. Kennedy and Kathryn E. Kennedy fka Kathryn E. Smith, 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 19 day of September, 2024.


Notary Public
Printed Name: AUDREY E. Ruley-Vouse
My Commission Expires: 9/29/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/23/2024 08:10:41 AM
\$220.00 BRITTANI
20240923000294290

