

SEND TAX NOTICE TO:

Bobby W. Garner
1927 Gallant Fox Drive
Helena, AL 35080

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 **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica H. Cutcher and Juston D. Cutcher, wife and husband**, whose address is 418 4th St. , Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Bobby W. Garner**, whose address is 1927 Gallant Fox Drive Helena AL. 35080 (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 **Bobby W. Garner**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1927 Gallant Fox Drive, Helena, AL 35080 to-wit:**

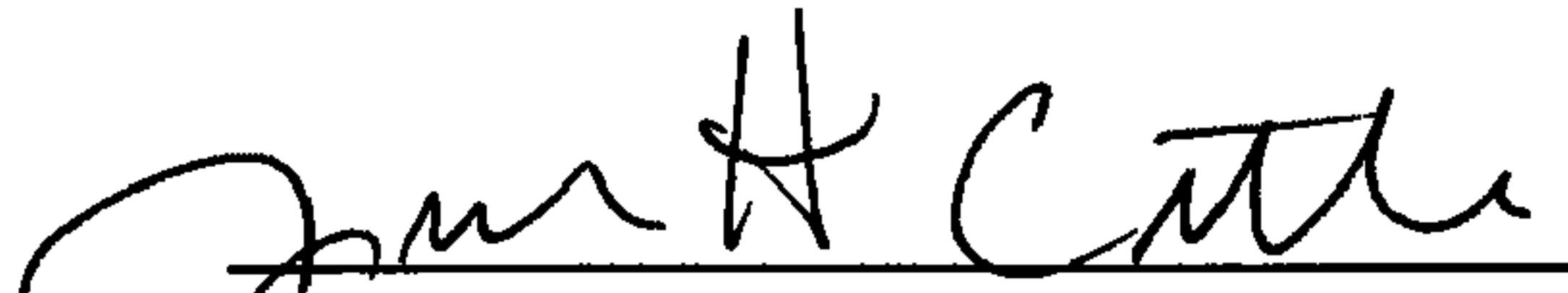
LOT 79, ACCORDING TO THE AMENDED MAP OF DEARING DOWNS NINTH ADDITION PHASE II, RECORDED IN MAP BOOK 15, PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 \$234,000.00 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 27th day of September, 2024.

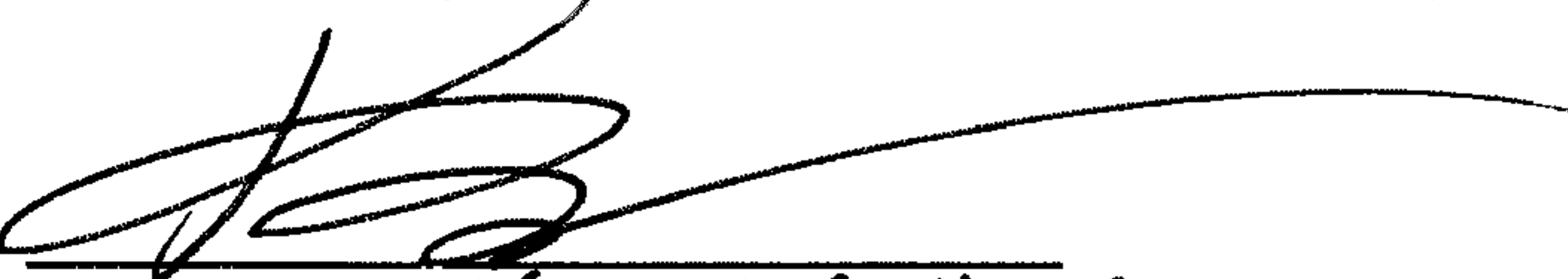

Jessica H. Cutcher

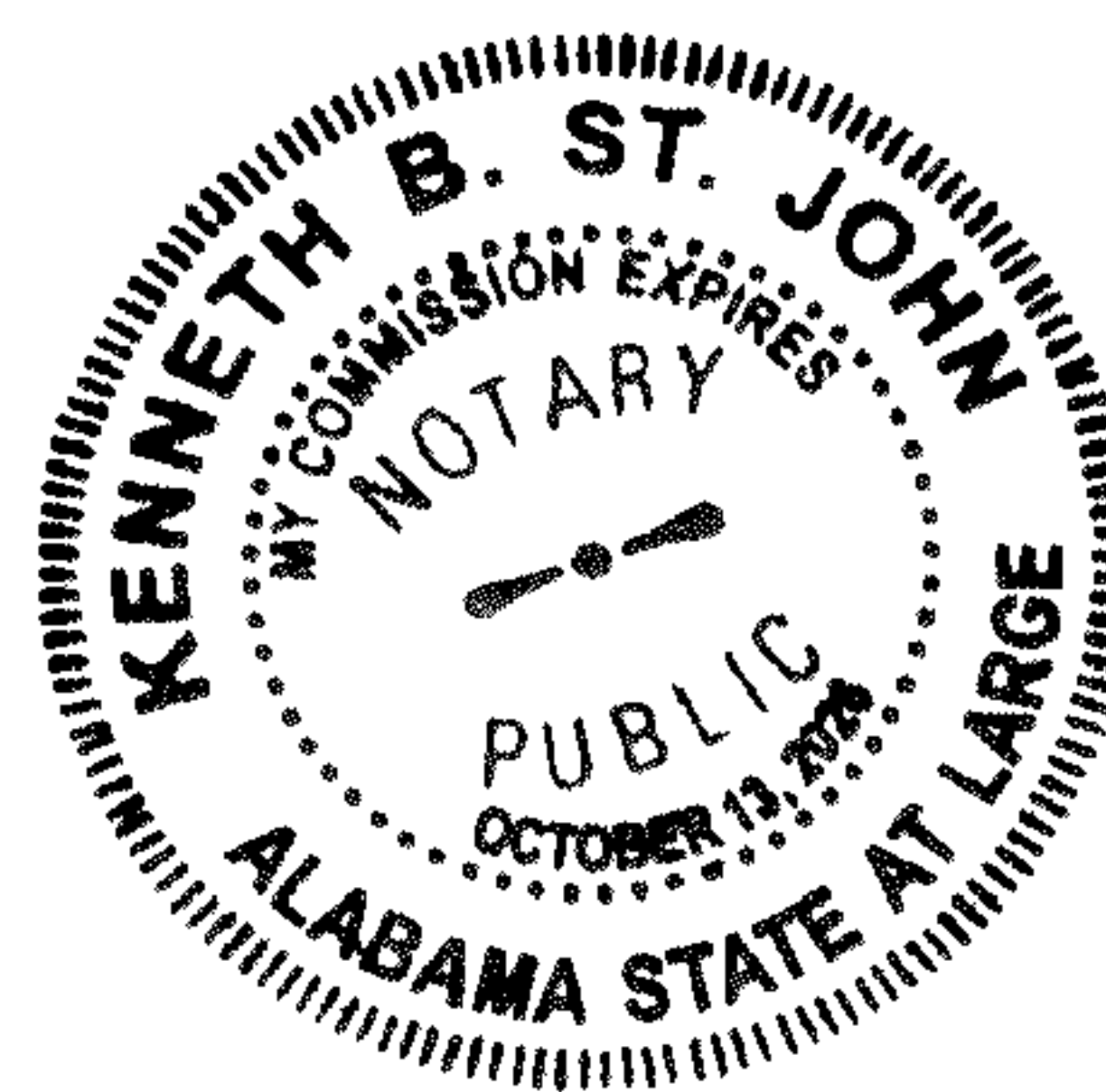

Juston D. Cutcher

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica H. Cutcher and Juston D. Cutcher 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 27th day of September, 2024.


 Notary Public : **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2024 09:17:51 AM
 \$51.00 PAYGE
 20240930000303750

Allen S. Bayl