

Send tax notice to:
Alan Stinson Nannini
315 Ashville Circle
Montevallo, AL, 35115

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

2024337T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Pamela D Haynes, an unmarried individual,** whose mailing address is 142 Pure Leaf Drive, Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by **Alan Stinson Nannini and Melissa Knowles Nannini** whose property address is: **315 Ashville Circle, Montevallo, AL, 35115** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22 and 33, according to the Map and Survey of Hubbard and Givan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, page 128, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and building setback lines as shown on the Map and Survey of Hubbard and Givan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, page 128, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Pamela D Haynes is the surviving grantee of that certain deed recorded in Instrument 20230607000171950; the other grantee, William R Haynes, having died on or about June 30, 2024.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 8th day of October, 2024.

Pamela D. Haynes
Pamela D Haynes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela D Haynes, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of October, 2024.

[Signature]
Notary Public
Print Name
Commission Expires: Sept 11, 25

[Signature]

CHARTERED BY STEPHEN J. STEWART, JR.
MY COMMISSION EXPIRES SEP 11, 2025
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2024 11:59:24 AM
\$400.00 DANIEL
20241009000317510

Allen S. Bayl