

SEND TAX NOTICE TO:

Barry Clements and Clare Clements
128 Carriage Creek Path
Chelsea, AL 35043

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 **NINE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$915,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kenneth Cush and Ronda Cush, a married couple**, whose address is 1050 Highway 48, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **R. Barry Clements and S. Clare Clements**, whose address is 128 Carriage Creek Path, Chelsea, AL 35043, (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 **R. Barry Clements and S. Clare Clements, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 128 Carriage Creek Path, Chelsea, AL 35043 to-wit:**

Lot 12 of Final Plat of Carriage Creek Subdivision, as recorded in Map Book 35, Page 135, in the Office of the Judge of Probate 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.

Ronda Cush is one in the same as Ronda Luke as shown on title.

Barry Clements is one and the same as R. Barry Clements and Clare Clements is one and the same as S. Clare Clements.

Subject to a third-party mortgage in the amount of \$0.00 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.

Poor Quality

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of October, 2024.


Kenneth Cush


Ronda Cush

STATE OF ALABAMA

psr COUNTY OF ~~JEFFERSON~~ *Shelby*

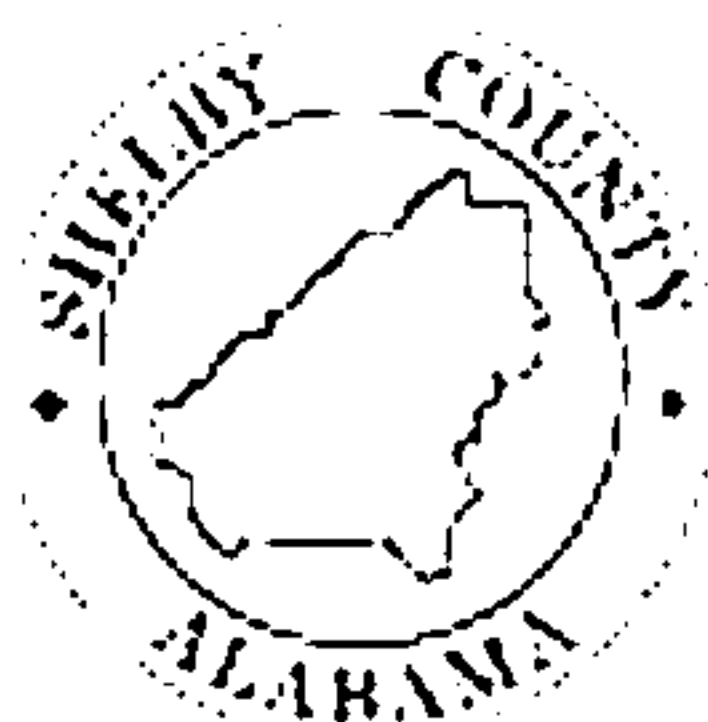
I, the undersigned Notary Public in and for said County and State, hereby certify that Kenneth Cush and Ronda Cush whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2024.


Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2024 09:39:06 AM
\$943.00 BRITTANI
20241017000325700

Allie S. Bayl