

SEND TAX NOTICE TO:

Verna Smith
3017 Sutton Drive
Montgomery, AL 36111

This instrument prepared by:
Whit W. Whitfield
The Law Offices of Whit W.
Whitfield, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

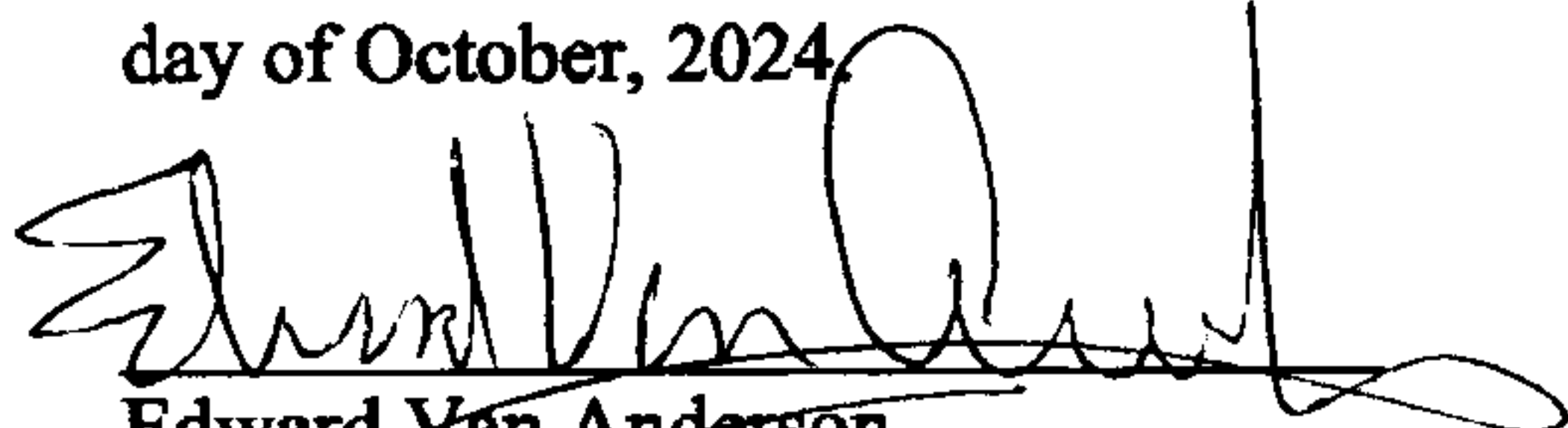
KNOW ALL MEN BY THESE PRESENTS: That, in consideration of FOURTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$14,500.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Edward Van Anderson, an unmarried man**, whose address is 5196 Jameswood Circle, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Verna Smith**, (hereinafter "Grantee", whether one or more), whose address is 3017 Sutton Drive, Montgomery, AL 36111, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Verna Smith** the following described real estate situated in Shelby County, Alabama, the address of which is **285 River Drive, Wilsonville, AL 35186**, to-wit:

LEGAL DESCRIPTION: Lot 23, Block B, according to the Survey of Riverview Subdivision, as recorded in Map Book 4, Page 63 in the Probate Records 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.

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, Edward Van Anderson has set their signature and seal on this 9th day of October, 2024.

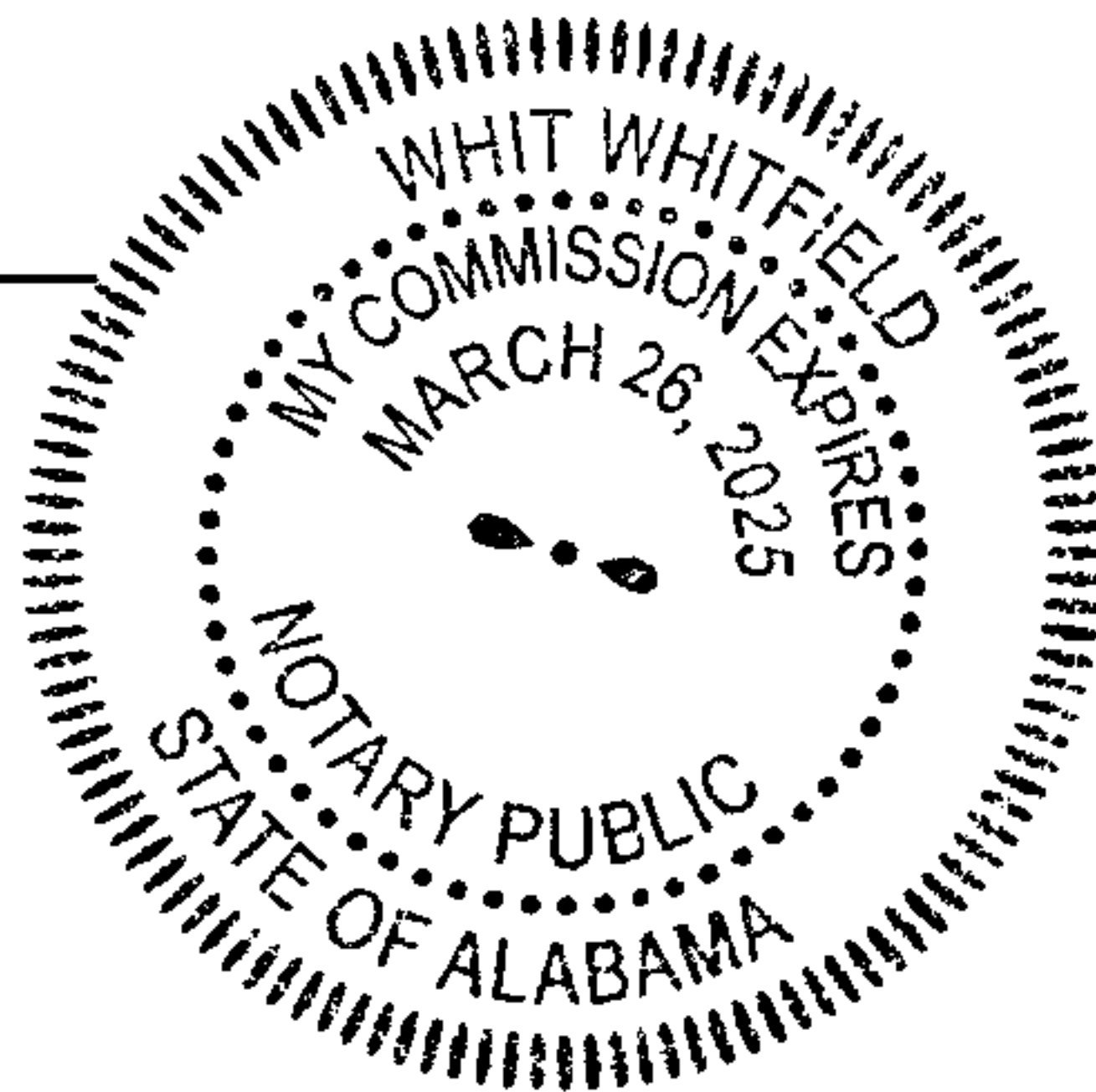

Edward Van Anderson

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Edward Van Anderson 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 9th day of October, 2024.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2024 11:52:27 AM
\$39.50 PAYGE
20241021000329170

Alex S. Bayl