

SEND TAX NOTICE TO:
William E. Stone and Pamela C. Stone
280 Water Oak Street
Montevallo, AL 35115

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-268

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 (\$140,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles Douglas Lemley, an unmarried person**, whose address is 28 Abby Glen Way, Gurley, AL 35748, (hereinafter "Grantor", whether one or more), by **William E. Stone and Pamela C. Stone**, whose address is 280 Water Oak Street, Montevallo, AL 35115, (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 **William E. Stone and Pamela C. Stone, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Commence at the SE corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, S11, Twp 24N, R 12E, and run thence N 3°30' W along said forty acre line 138 feet to the point of beginning. Thence continue along said forty acre line in the same northerly direction 148.0 feet; thence S 86°30' W 280 feet to the E line of a public road; thence along said road S 3°30' E 148.0 feet; thence N 86°30' E 300.0 feet to the point of beginning. Said lot being designated as Lot 4 according to a survey made by Harvey A. Deason on October 25, 1963.

PARCEL II:

Commence at the SE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, S11, Twp 24, R 12E for the point of beginning; thence run N along the E line of said $\frac{1}{4}$ $\frac{1}{4}$ for a distance of 137.0 feet; thence turn an angle of 93°08' to the left for a distance of 305.0 feet to the E side of a 50 foot road; thence turn an angle of 86°52' to the left along the E side of said road for a distance of 137.0 feet; thence turn an angle of 93°08' to the left for a distance of 305.0 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Address is 281 Water Oak Street, Montevallo, AL 35115.

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 not owned by Grantor excepted.

Rosa Lee Hayes Lemley, joint grantee of that certain warranty deed recorded in Deed Book 348, Page 889, in the Probate Office of Shelby County, Alabama is deceased, having died on or about October 18, 2017.

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.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of November, 2024.

Charles Douglas Lemley

Charles Douglas Lemley

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and seal this 1st day of November, 2024.

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2024 02:19:06 PM
\$168.00 BRITTANI
20241104000344030

Allie S. Bezel