

SEND TAX NOTICE TO:

Konnor Pavey
220 Weatherly Way
Pelham, AL 35124

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 **SIX HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$649,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kenneth Lee and Hayden Lee, husband and wife**, whose address is 246 Co RD 172, Jemison, AL 35085 (hereinafter "Grantor", whether one or more), by **Konnor Pavey**, whose address is 220 Weatherly Way Pelham AL. 35124 (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 **Konnor Pavey**, the following described real estate situated in Shelby County, Alabama, **the address of which is 220 Weatherly Way, Pelham, AL 35124 to-wit:**


**LOT 33, ACCORDING TO THE SURVEY OF WEATHERLY SUBDIVISION, AS
RECORDED IN MAP BOOK 13, PAGE 1 A & B, 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 \$649,900.00 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 1st day of November, 2024.



Kenneth Lee

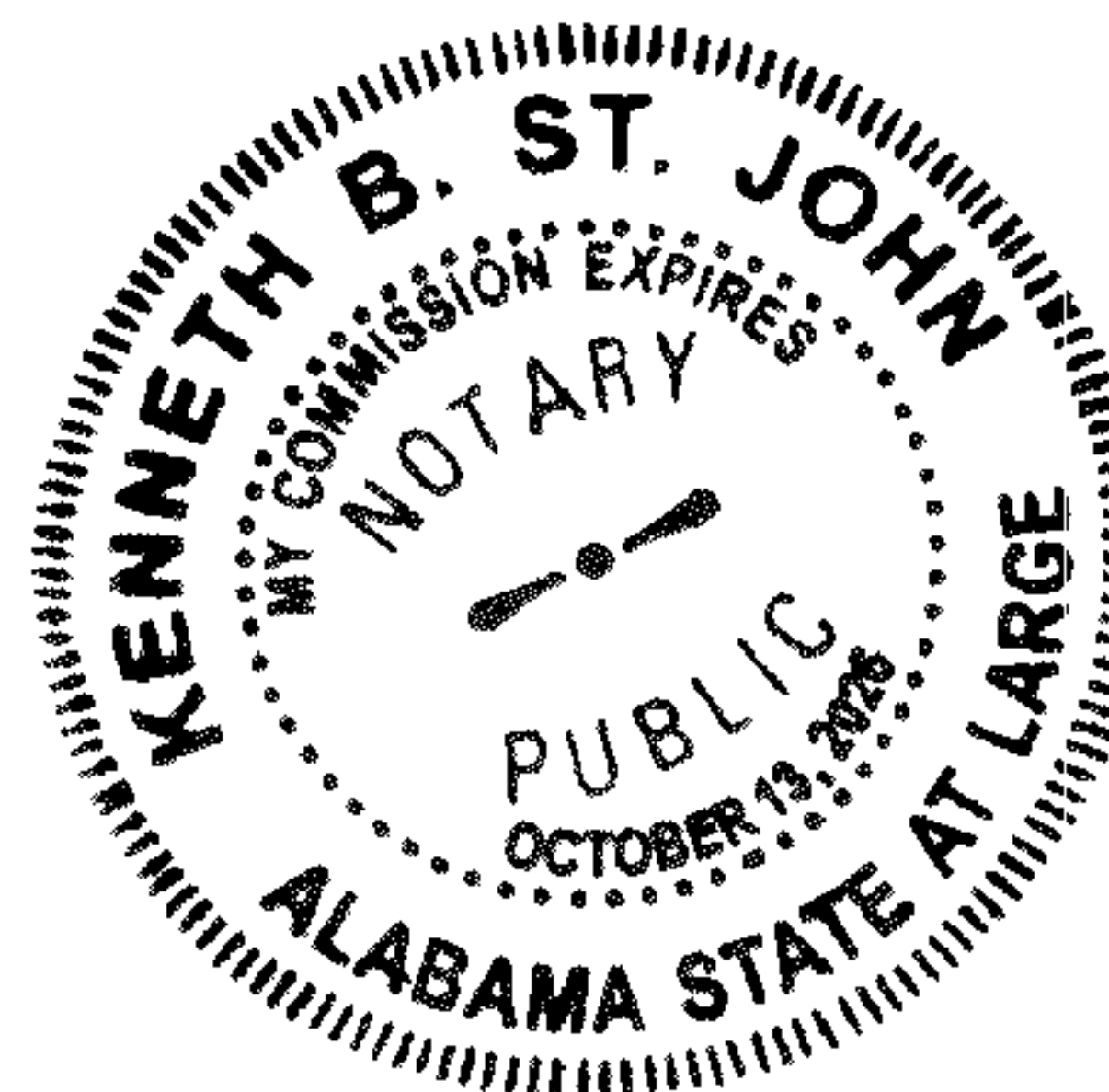

Hayden Lee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Kenneth Lee and Hayden Lee** 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 1st day of November, 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
11/06/2024 01:11:43 PM
\$26.00 JOANN
20241106000346510

