

SEND TAX NOTICE TO:

John M. Quekemeyer and Pamela Quekemeyer
405 River Oaks Lane
Helena, AL 35080

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-283

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$445,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Telly J. Armstrong and Samantha Lynn Armstrong, husband and wife**, whose address is 708 Wadsworths Cove, Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **John M. Quekemeyer and Pamela Quekemeyer**, whose address is 587 Bentmoor Drive, Helena, AL 35080, (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 **John M. Quekemeyer and Pamela Quekemeyer, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 708, according to the Final Plat of Riverwoods, Seventh Sector, Phase I, as recorded in Map Book 35, Page 69, in the Probate Office of Shelby County, Alabama.

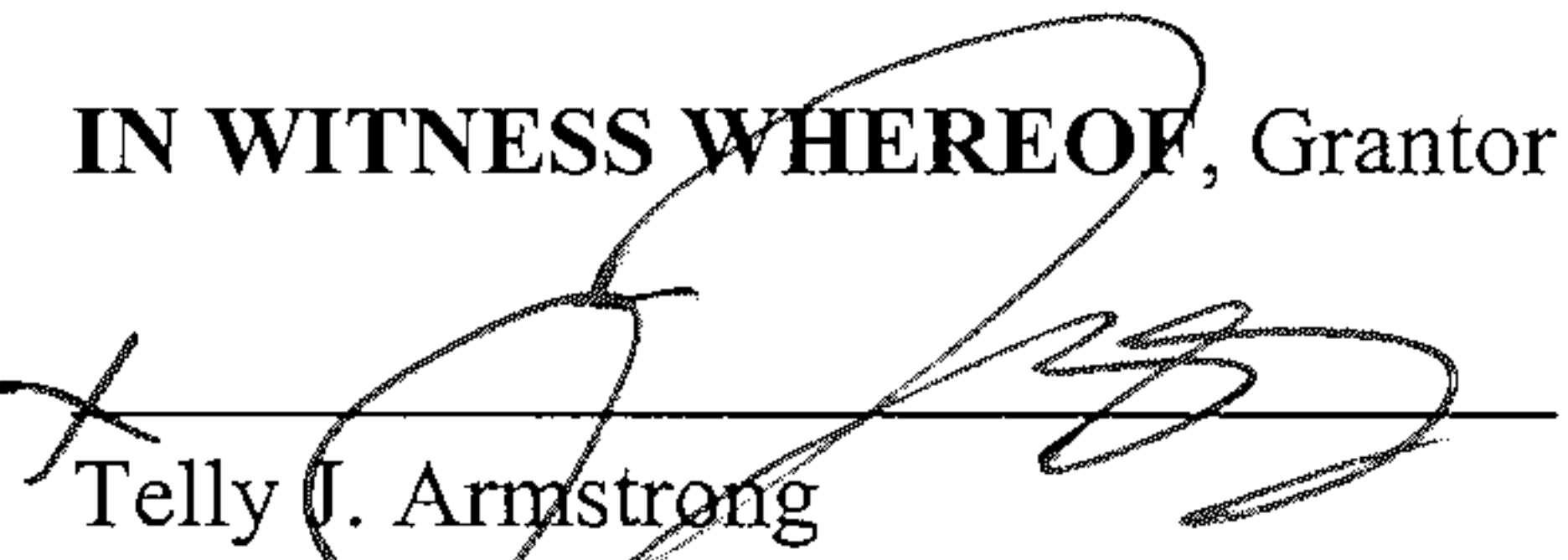
**FOR INFORMATIONAL PURPOSES ONLY:
Address is 405 River Oaks Lane, Helena, AL 35080.**

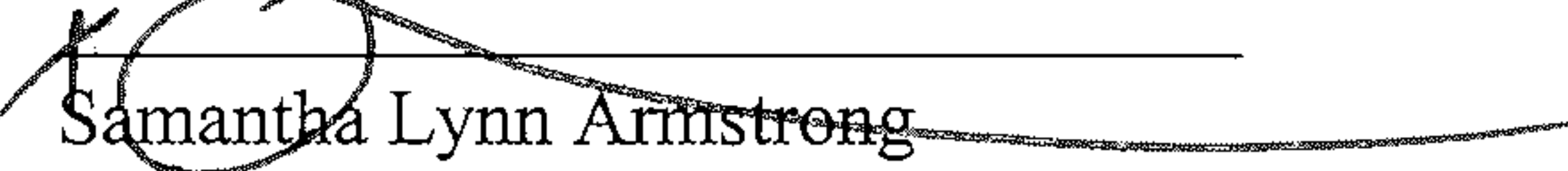
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$260,000.00 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 15th day of November, 2024.

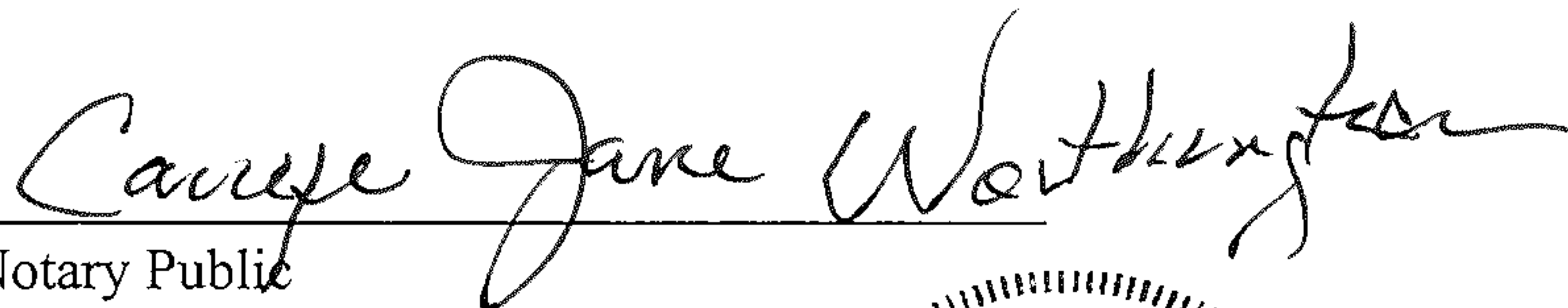

Telly J. Armstrong

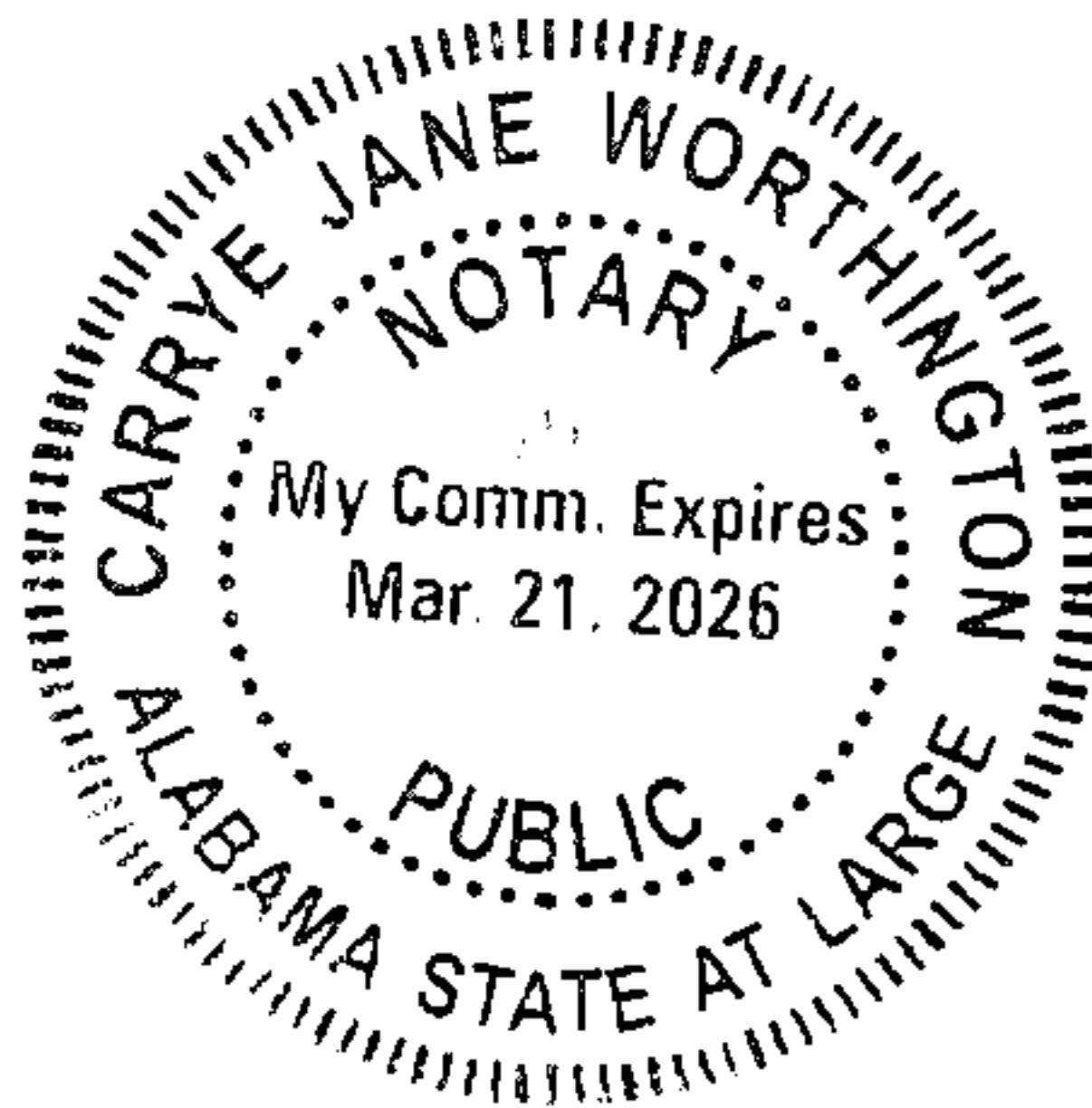

Samantha Lynn Armstrong

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Telly J. Armstrong and Samantha Lynn Armstrong, 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 15th day of November, 2024.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2024 08:07:43 AM
\$210.00 JOANN
20241122000362220

