

SEND TAX NOTICE TO:
Jeffrey A. Lovingood and Rachel T. Lovingood
2016 Brook Highland Ridge
Birmingham, AL 35242

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 EIGHTY THOUSAND AND 00/100 (\$680,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mary Kathleen Thompson, an unmarried person**, acting through **Teresa Thompson Renda**, her attorney-in-fact, whose address is 200 One Nineteen Boulevard, Apt 1139, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Jeffrey A. Lovingood and Rachel T. Lovingood**, whose address is 2016 Brook Highland Ridge, Birmingham, AL 35242, (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 **Jeffrey A. Lovingood, and Rachel T. Lovingood, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2016 Brook Highland Ridge, Birmingham, AL 35242 to-wit:**

Lot 2005, according to Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, Page 148, 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.

Mary Kathleen Thompson is the surviving grantee of that deed recorded in Instrument No. 2000-10614, in the Probate Office of Shelby County, Alabama; the other grantee Tommy L. Thompson, having died on or about the 14th day of January, 2022.

Subject to a third-party mortgage in the amount of \$240,000.00 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, Mary Kathleen Thompson by Teresa Thompson Renda, as attorney-in-fact, has hereunto set his/her signature and seal on the 6th day of December, 2024.

Mary Kathleen Thompson by Teresa Thompson Renda, attorney in fact
Mary Kathleen Thompson by Teresa Thompson Renda, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Thompson Renda, whose name as attorney in fact for Mary Kathleen Thompson, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2024.

[Signature]
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
12/09/2024 02:06:02 PM
\$465.00 JOANN
20241209000378340

Allie S. Bayl