

20241213000383140
12/13/2024 01:59:40 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Mary Eleanor Tarpley Frederick and
Brittany LeeAnn Wolfe
1041 Wyndham Lane
Helena, AL 35080

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 **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Courtney Sexton fka Courtney N. Rushing and Hunter Hollis Sexton, wife and husband**, whose address is 141 Laughlin Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Mary Eleanor Tarpley Frederick and Brittany LeeAnn Wolfe**, whose address is 1041 Wyndham Lane, 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, **Mary Eleanor Tarpley Frederick and Brittany LeeAnn Wolfe, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1041 Wyndham Lane, Helena, AL 35080 to-wit:**

Lot 82, according to the Survey of Wyndham Wilkerson Sector, as recorded in Map Book 22, page 143, in the Probate Office of Shelby County, Alabama.

Courtney Sexton is one and the same person as Courtney N. Rushing, grantee in that certain deed recorded in Instrument No. 20201228000592370, 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 \$220,924.00 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 her signature and seal on this 13th day of December, 2024.

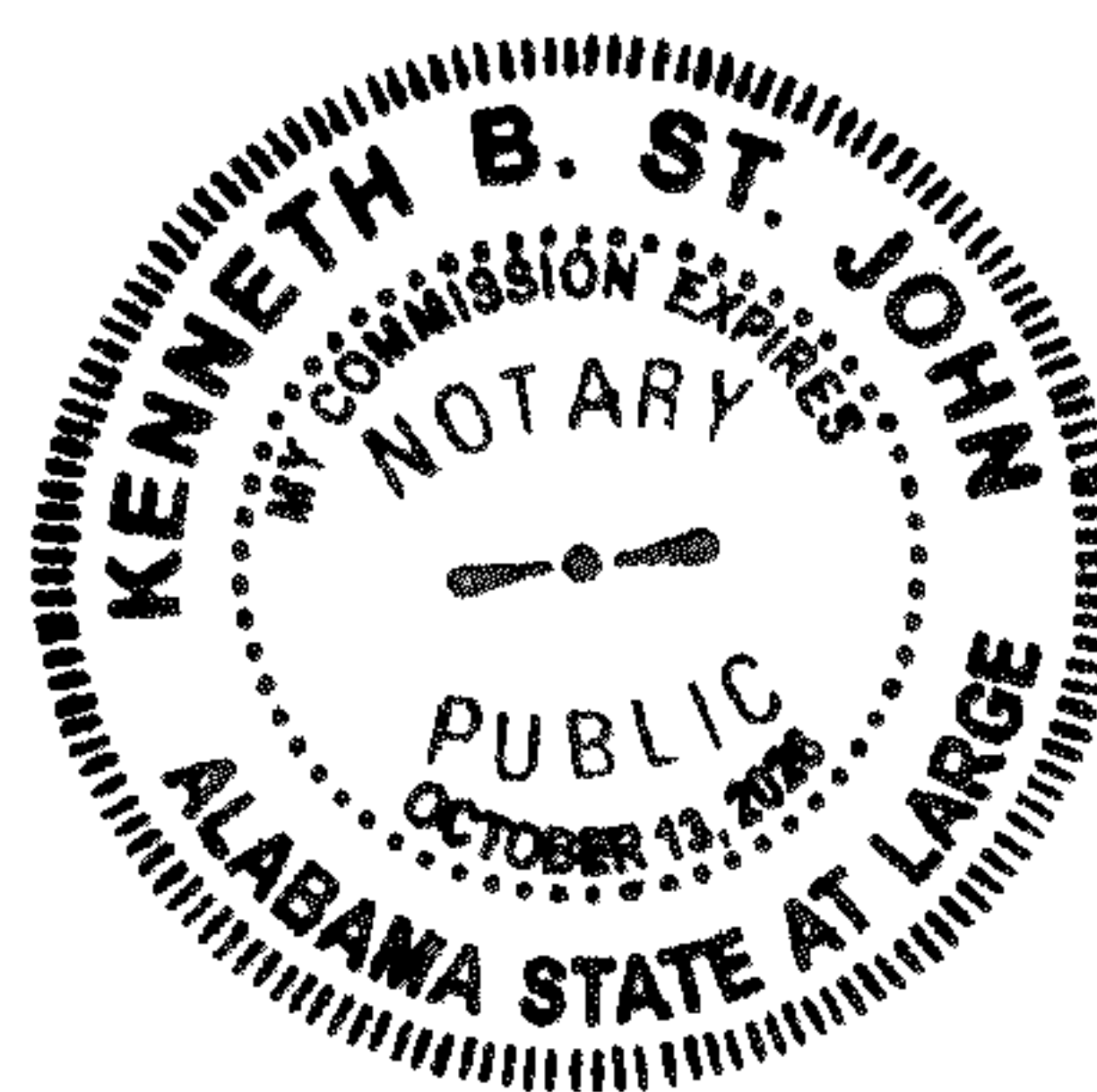
Courtney Sexton fka Courtney N. Rushing
Courtney Sexton
fka Courtney N. Rushing

STATE OF ALABAMA
COUNTY OF SHELBY

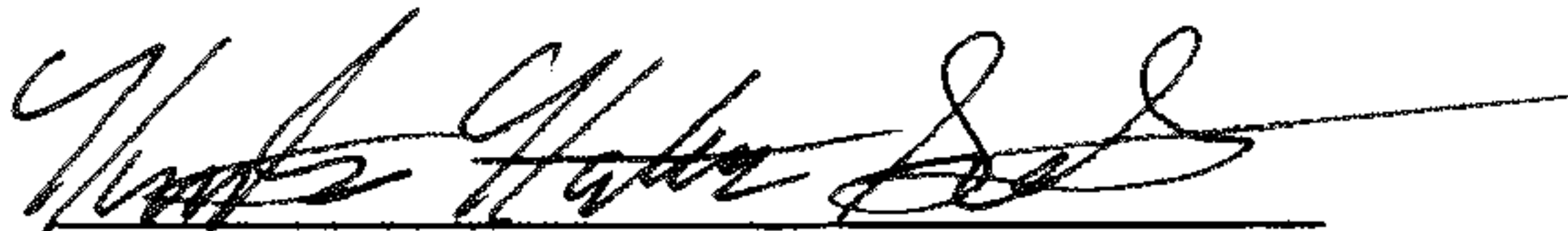
I, the undersigned Notary Public in and for said County and State, hereby certify that **Courtney Sexton fka Courtney N. Rushing** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2024.


Notary Public
Print Name: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



IN WITNESS WHEREOF, Grantor has set his signature and seal on this 13th day of December, 2024.

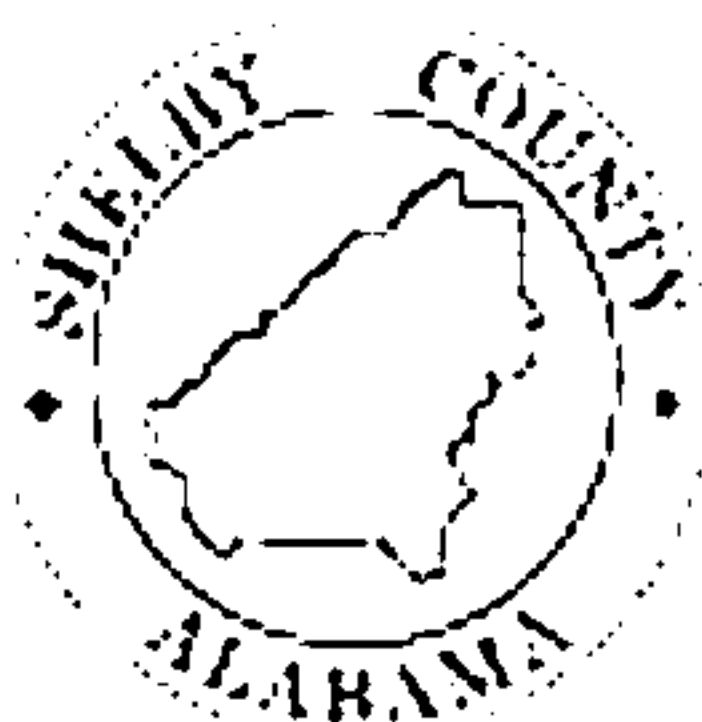
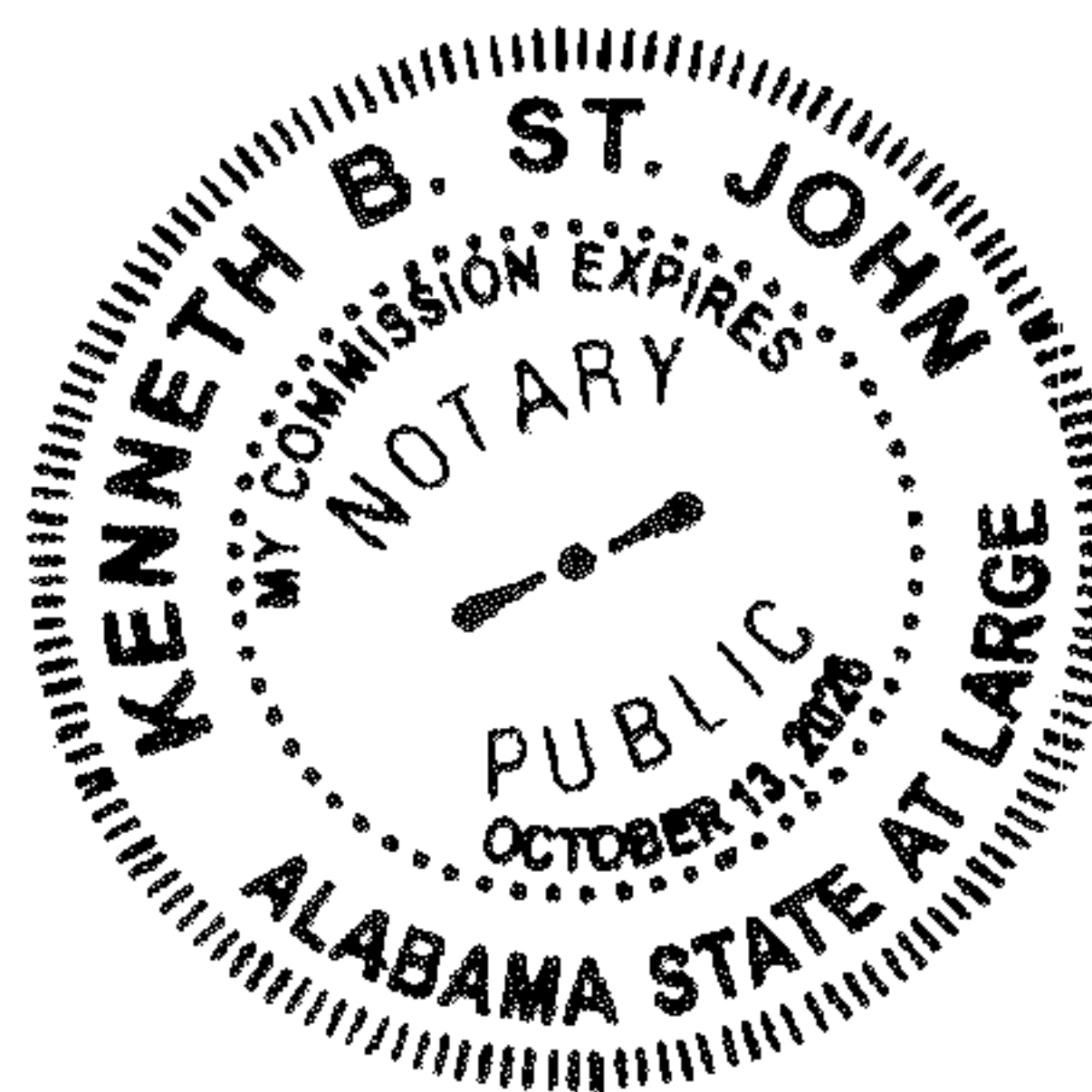

Hunter Hollis Sexton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Hunter Hollis Sexton** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2024.


Notary Public
Print Name: **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
12/13/2024 01:59:40 PM
\$32.50 CHARITY
20241213000383140

