

SEND TAX NOTICE TO:
Mason Waller and Kennedy Lenz
71 Highway 101
Sterrett, AL 35147

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 THIRTY THOUSAND AND 00/100 (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Alton Maxwell and Patricia M. Maxwell, husband and wife**, whose address is 8939 Hwy 51, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Mason Waller and Kennedy Lenz**, whose address is 47337 AL-25, Vincent, AL 35178, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 71 Highway 101, Sterrett, AL 35147**, to-wit:

Part of the NE 1/4 of NW 1/4 Section 29, Township 19 South, Range 1 East, more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 29 and run East along the Southern boundary line of said 1/4-1/4 section 194 feet; thence North and parallel with the West line of said 1/4-1/4 section 800 feet to the point of beginning of tract herein described; thence turning to the right, run East and parallel with the South boundary line of said 1/4-1/4 section 135 feet to the West line of said property formerly belonging to Oscar McInnerney; thence turn to right and run South along West line of McInnerney property 100 feet; thence turn to right and run West 135 feet to East line of a 30 foot road, to the point of beginning, Shelby County, Alabama.

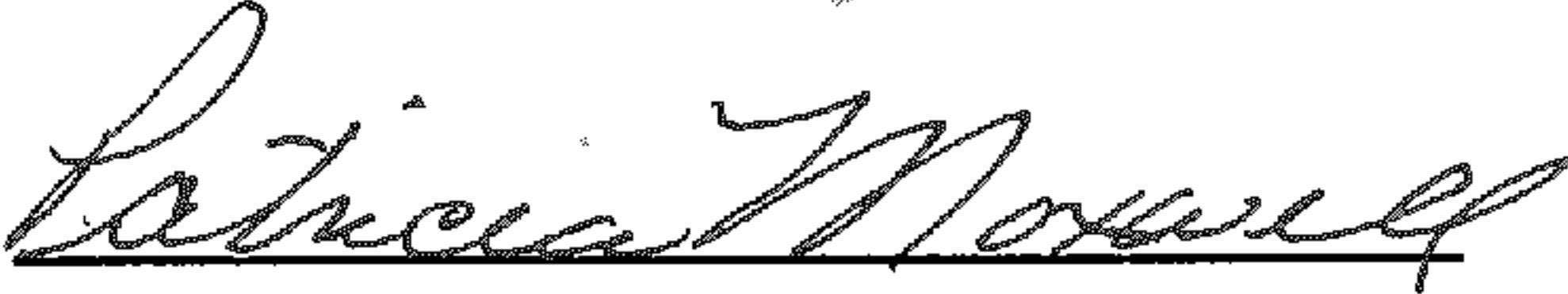
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$205,000.00 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 20th day of December, 2024.


Alton Maxwell


Patricia M. Maxwell

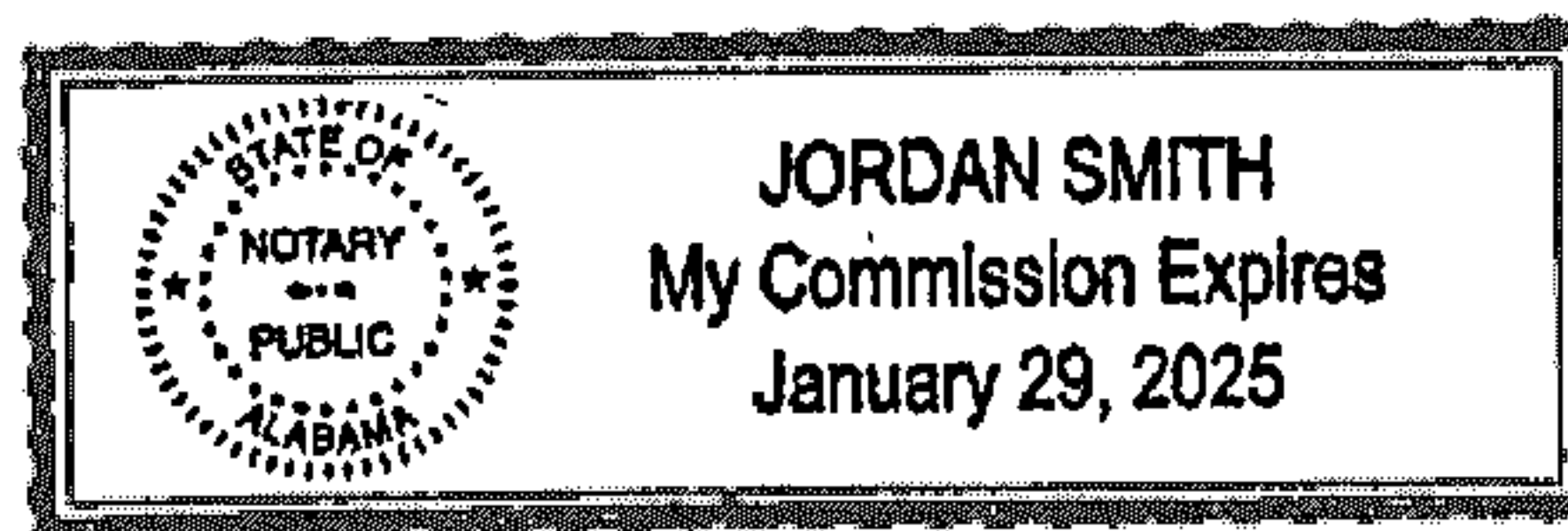
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Alton Maxwell and Patricia M. Maxwell 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 20th day of December, 2024.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2024 01:00:25 PM
\$50.00 BRITTANI
20241230000396040

