

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2025-01-6944

Send Tax Notice To:
Andrew C. Lacy
1044 Kingston Road
Chelsea, AL 35043
(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Kristie M. Cornelious, as Trustee under the Janet Moore Living Trust dated November 27, 2018 and any amendments thereto**, (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **Andrew C. Lacy**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 170, according to the Survey of Phase I, Weatherly, Warwick Village Sector 17, as recorded in Map Book 20, page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ADDRESS of PROPERTY: 143 Warwick Circle, Alabaster, AL 35007

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

Grantor does, for herself, her successors and assigns, covenant with Grantee, his heirs 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 does have good right to sell and convey the same as aforesaid; and that Grantor will and her successors, and assigns warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 27th day of January, 2025.

*Kristie M Cornelious, as
Trustee under the Janet Moore*

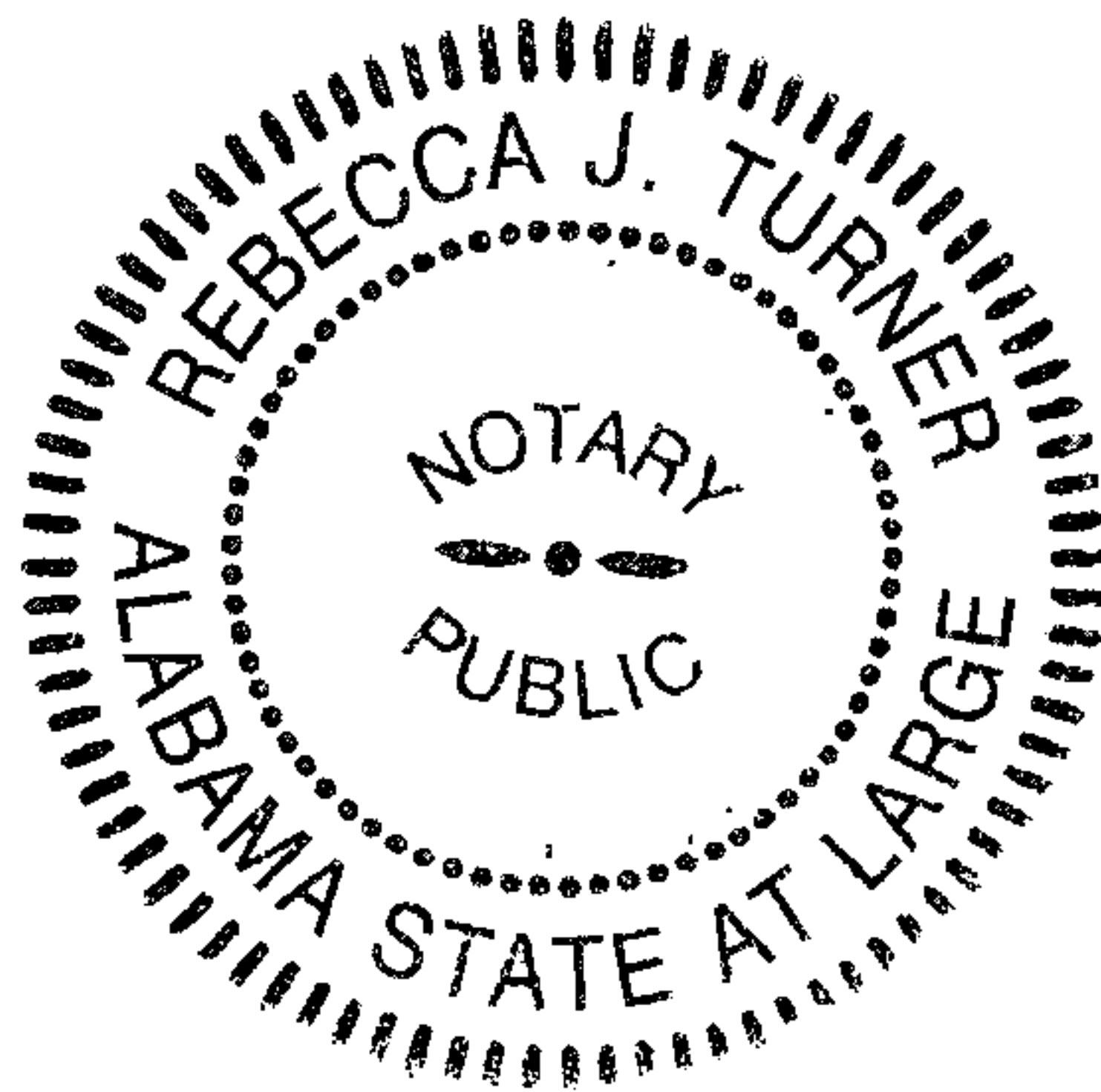
Living Trust (Seal)

Kristie M. Cornelious, as Trustee under the Janet Moore
Living Trust dated November 27, 2018 and any
amendments thereto

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kristie M. Cornelious, as Trustee under the Janet Moore Living Trust dated November 27, 2018 and any amendments thereto**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she in her capacity as Trustee, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 27th day of January, 2024.



Rebecca J. Turner

Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:

902 St. Elmo Street
Gadsden, AL 35901



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2025 03:57:32 PM
\$235.00 BRITTANI
20250207000038620

Allie S. Bayl