

SEND TAX NOTICE TO:

Micah R. Whitson and Christina K. Nadar
2000 Baneberry Drive
Birmingham, AL 35244

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 **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael A. Kilgore and Tabitha L. Kilgore, husband and wife**, whose address is 5089 Alabama 191, Jemison, AL 35085, (hereinafter "Grantor", whether one or more), by **Micah R. Whitson and Christina K. Nadar**, whose address is 2000 Baneberry Drive, Birmingham, AL 35244, (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 719 Cahaba Manor Trl, Pelham, AL 35124**, to-wit:

Lot 14, according to the map and survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama, also part of Lot 13 of said subdivision, more particularly described as follows: Begin at the southeast corner of said Lot 13; thence in a westerly direction along the southeast property line of said Lot 13, a distance of 5.12 feet; thence 101°45' 30" right in a northwesterly direction a distance of 148.85 feet, thence 164° 14' 30" right in a southeasterly direction along the northeast property line of said Lot 13 a distance of 18.42 feet, thence 15° 45' 30" right, in a southeasterly direction along the northeast property line of said Lot 13, a distance of 130.90 feet to the point of beginning.

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.

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 28th day of February, 2025.


Michael A. Kilgore


Tabitha L. Kilgore

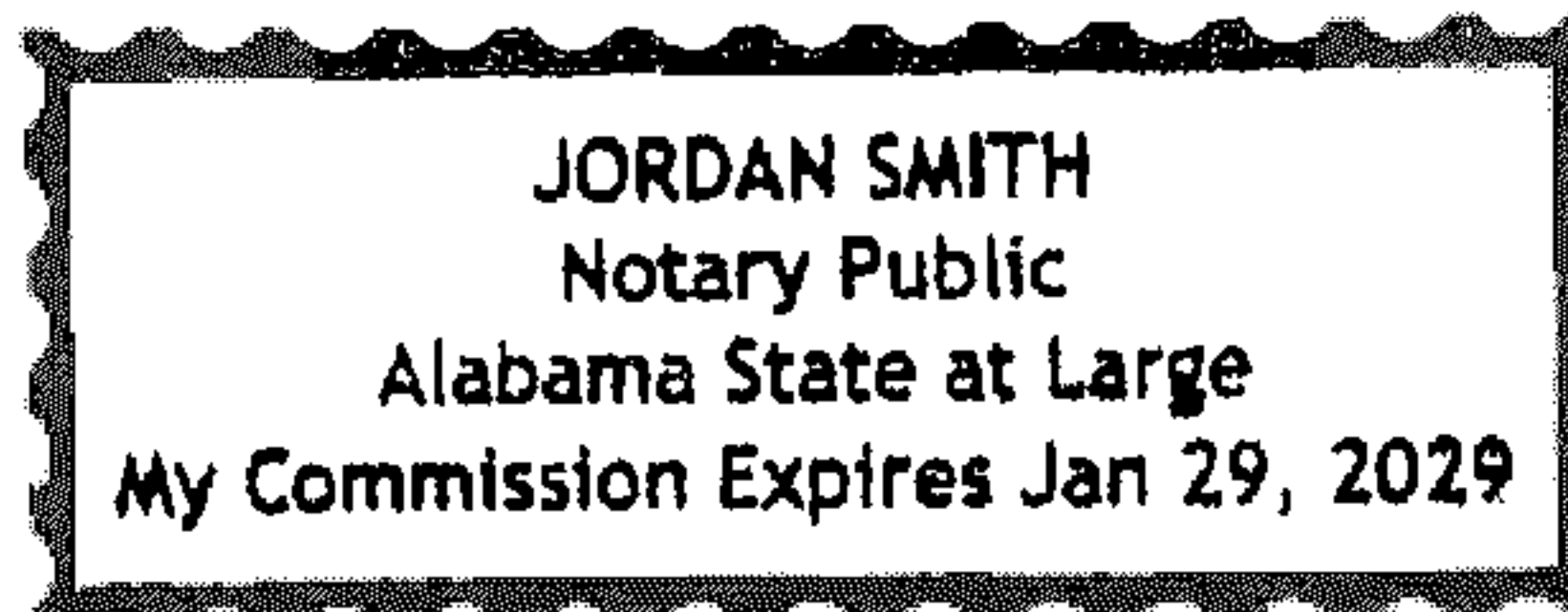
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael A. Kilgore and Tabitha L. Kilgore, 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 28th day of February, 2025.

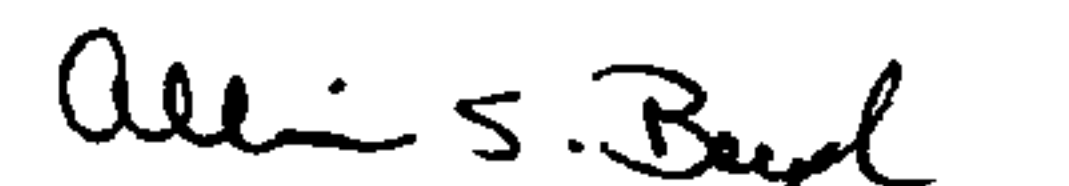

Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2025 02:09:53 PM
\$205.00 BRITTANI
20250228000060110

File No.: BLD-10153


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