

SEND TAX NOTICE TO:

Andrew Nasello
126 Merimeadows Drive
Calera, AL 35040

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 NINETEEN THOUSAND AND 00/100 (\$219,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sarah Farmer Thomas fka Sarah P. Farmer and Travis Thomas, wife and husband**, whose address is 1404 Heather Ln. Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Andrew Nasello**, whose address is 126 Merimeadows Drive, Calera, AL 35040 (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, **Andrew Nasello**, the following described real estate situated in Shelby County, Alabama, **the address of which is 126 Merimeadows Drive, Calera, AL 35040 to-wit:**

Lot 65, according to the Survey of The Meadows at Meriweather Phase 1, Second Addition, as recorded in Map Book 34, Page 92, in the Probate Office of Shelby County, Alabama.

Sarah Farmer Thomas is one and the same person as Sarah P. Farmer, grantee in that certain deed recorded in Instrument No. 20200330000124340, 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 \$211,690.00 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 12th day of May, 2025.

Sarah Farmer Thomas fka.

Sarah P. Farmer

Sarah Farmer Thomas

fka Sarah P. Farmer

Travis Thomas

Travis Thomas

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Sarah Farmer Thomas fka Sarah P. Farmer and Travis Thomas** 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 12th day of May, 2025.

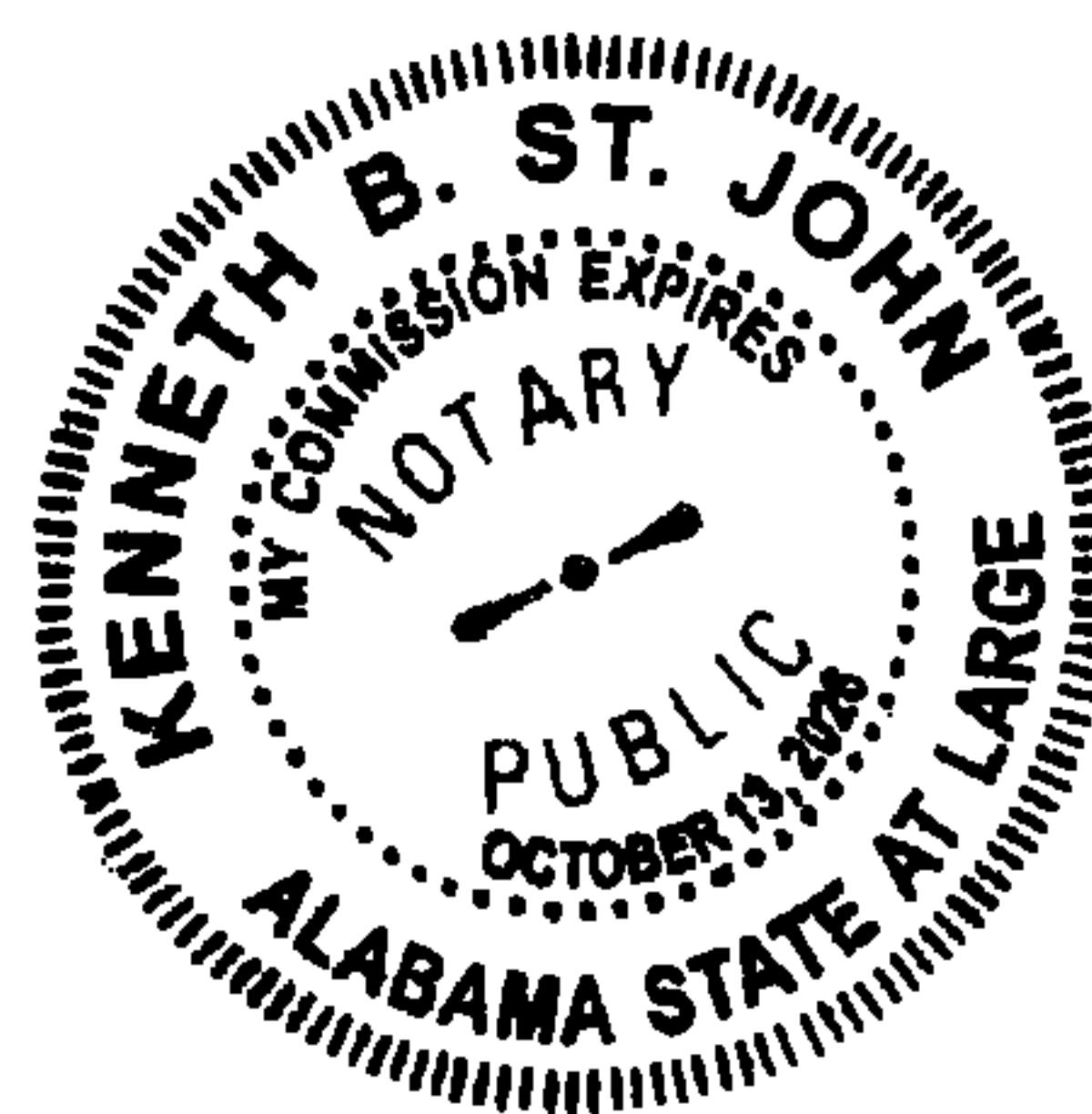
Kenneth B. St. John

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
05/12/2025 03:40:04 PM
\$33.50 BRITTANI
20250512000143330

Allie S. Bayl