

Send Tax Notice to:
Ryan Wilks and Patricia Stoddard
141 Lenox Dr
Birmingham, AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

Source of Title: Instrument #20170324000099790

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Four Hundred Two Thousand and 00/100 Dollars (\$402,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Bobby H. Watts and Laurie Ageeb**, a married couple (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 276 Haven Hill Ln, Sterrett, AL 35147 does hereby grant, bargain, sell and convey unto **Ryan Wilks and Patricia Stoddard** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 141 Lenox Dr, Birmingham, AL 35242, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address 141 Lenox Drive, Birmingham, AL 35242 to wit:

Lot 24, according to the Survey of Lenox Place, Phase One, as recorded in Map Book 19, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$ 393,823.00 of the consideration recited above was paid from a first priority Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of August, 2025.

Bobby H. Watts
Bobby H. Watts

Laurie Ann Ageeb
Laurie Ann Ageeb

STATE OF ALABAMA
COUNTY OF Jefferson

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Bobby H. Watts** and **Laurie Ann Ageeb**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

August, 2025. WITNESS my hand and official seal in the county and state aforesaid this the 29th day of August, 2025.

Nathan R. Cordle
Notary Public

[SEAL]

My Commission Expires: 8/7/2028



File No.: ATB4654



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2025 02:35:42 PM
\$33.50 PAYGE
20250902000269170

Allen S. Boyd