

20250912000275740 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
09/12/2025 10:45:00 AM FILED/CERT

SEND TAX NOTICE TO:

James E. Greer and Ann K. Greer
154 Gardenside Drive
Alabaster, AL 35007

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-322

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lisa M. Nunez McKinney, a widow, and Shea C. McKinney, an unmarried person**, whose address is 208 Dawsons Cove Drive, Alabaster, AL 35007; (hereinafter "Grantor", whether one or more), by **James E. Greer and Ann K. Greer**, whose address is 121 Lake Drive Northeast, Birmingham, AL 35215, (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 **James E. Greer and Ann K. Greer, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Grande View Garden and Townhomes, First Addition, as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama.

**FOR INFORMATIONAL PURPOSES ONLY:
154 Gardenside Drive, Alabaster, Alabama 35007.**

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$165,000.00 executed and recorded simultaneously herewith.

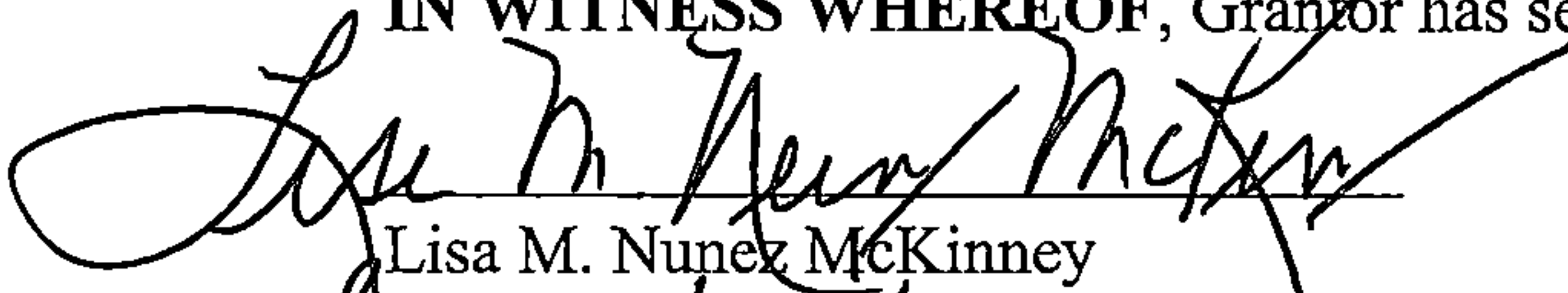
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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.

Shelby County, AL 09/12/2025
State of Alabama
Deed Tax: \$100.00

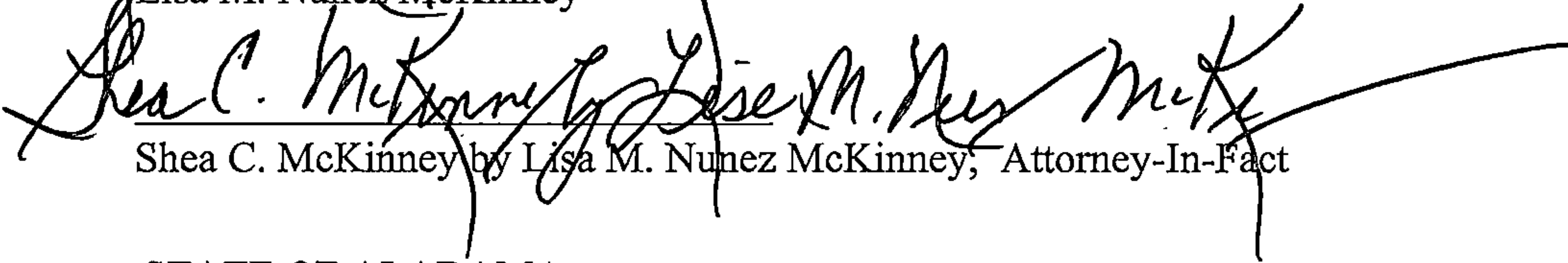


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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2025.



Lisa M. Nunez McKinney

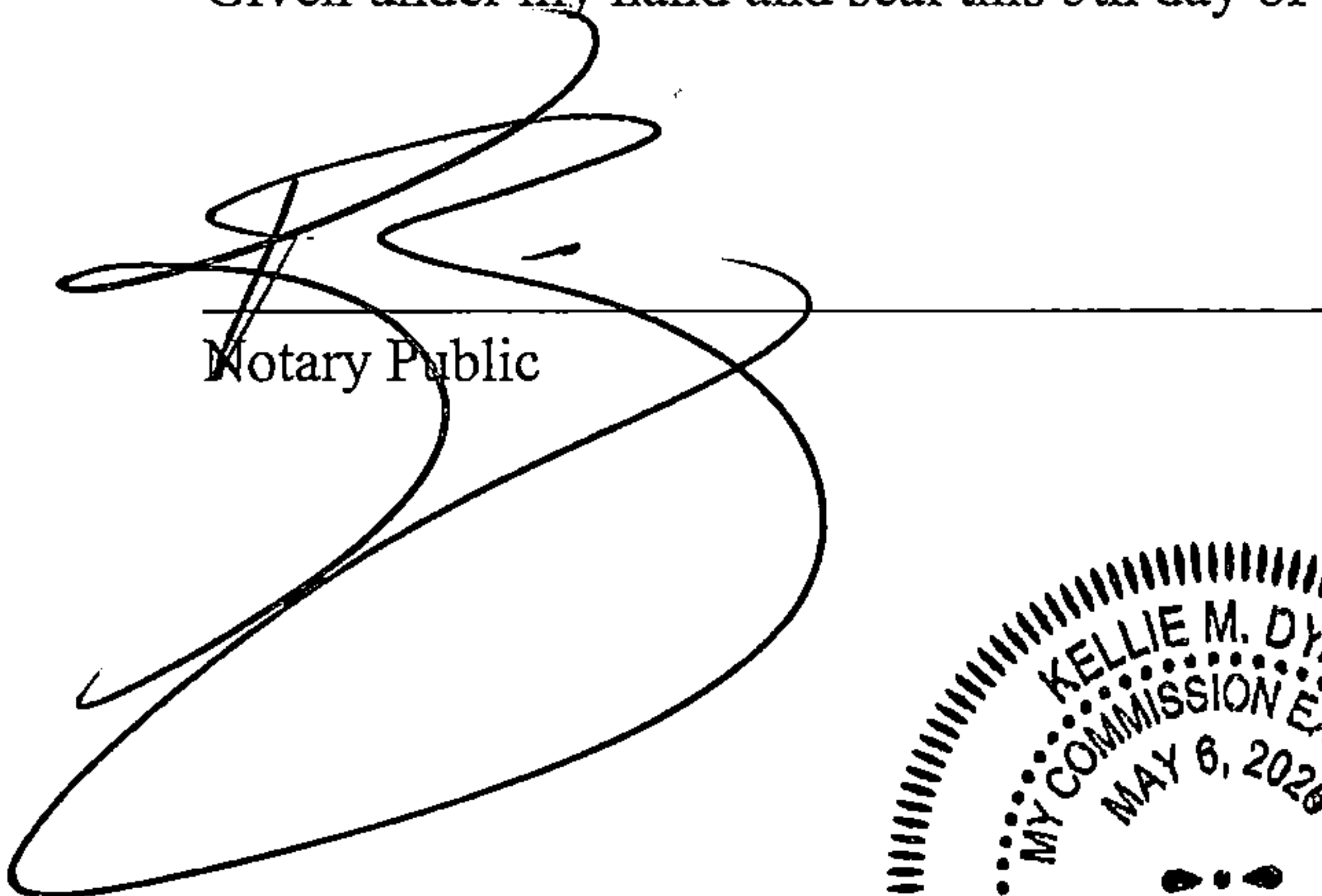


Shea C. McKinney by Lisa M. Nunez McKinney, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lisa M. Nunez McKinney, individually, and as Attorney-In-Fact for Shea C. McKinney, 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 the conveyance, she, individually and in her capacity as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of September, 2025.



Notary Public

