

SEND TAX NOTICE TO:

Veronica Lana Powell and Robert Oliver Baugh
242 Vine St
Montevallo, AL 35115

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 THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ian E. Stewart, a single person**, whose address is 273 Lightsey Crossing Lane, St. Augustine, FL 32084, (hereinafter "Grantor", whether one or more), by **Veronica Lana Powell, and Robert Oliver Baugh**, whose address is 242 Vine St, Montevallo, AL 35115, (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, **Veronica Lana Powell, and Robert Oliver Baugh, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **242 Vine St, Montevallo, AL 35115**, to-wit:

Lot 19 Block 2, according to the Map and Survey of Latham's Addition to Montevallo, as shown in Map Book 3, Page 25, in the Probate Office of Shelby County, Alabama.

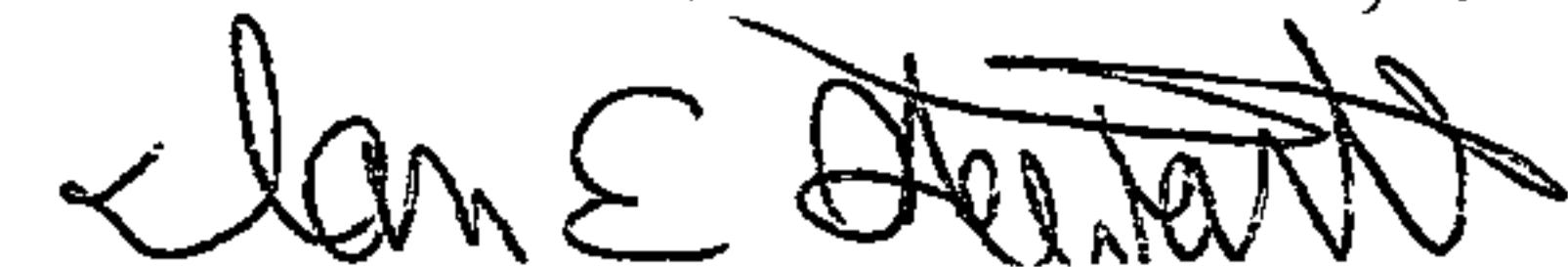
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$160,000.00 executed and recorded simultaneously herewith.

***Veronica Lana Powell is one and the same person as Veronica Lena Powell.**

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 20th day of November, 2025.

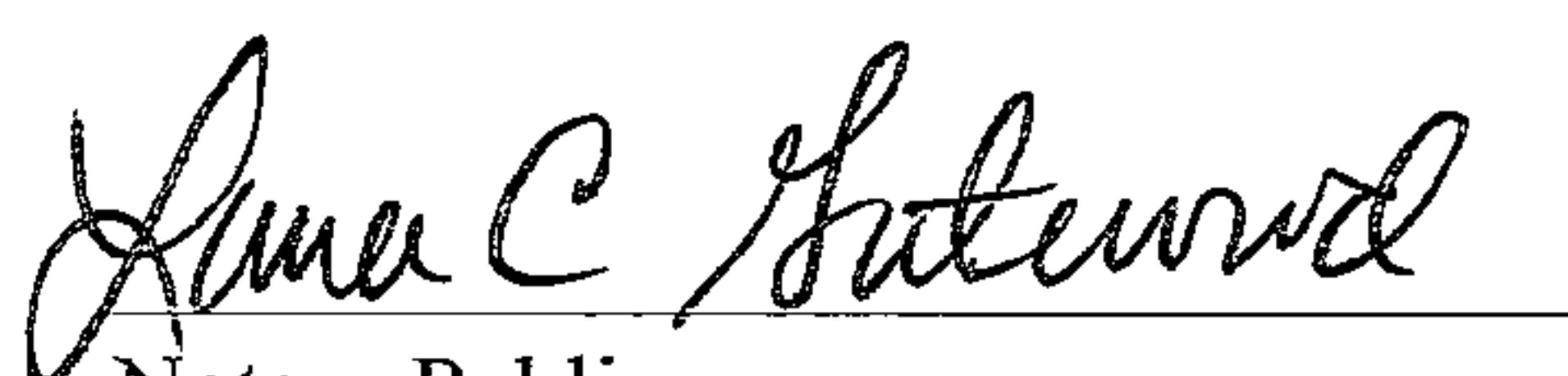


Ian E. Stewart

STATE OF Florida
COUNTY OF St. Johns

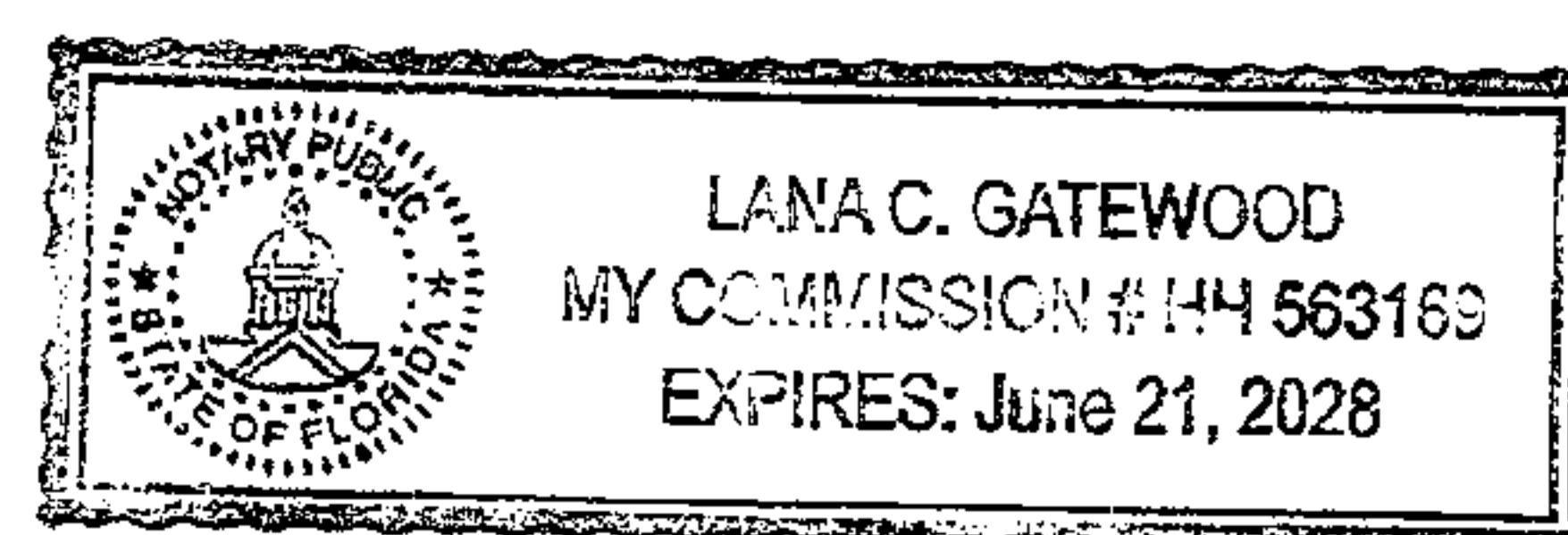
I, the undersigned Notary Public in and for said County and State, hereby certify that Ian E. Stewart whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2025.



Notary Public

My Commission Expires: 6/21/2028



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2025 08:48:31 AM
\$66.00 BRITTANI
20251126000363200**