

20190722000259820

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

07/22/2019 02:07:00 PM  
DEEDS 1/1

Send Tax Notice To:  
Zenoria Causey- Pruitt  
619 Old Cahaba Dr.  
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety Two Thousand Four Hundred Dollars and No Cents (\$192,400.00) to the undersigned Grantor, Stanwyk Real Estate Partners, LLC (herein referred to as Grantor), whose mailing address is:

1415 Mason Ct; Birmingham AL 35291

in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Zenoria Causey- Pruitt (herein referred to as Grantee whether one or more) whose mailing address is:

619 Old Cahaba Drive, Helena, AL 35080

the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 229, according to the Survey of Old Cahaba Willow Run Sector, First Addition, as recorded in Map Book 27, page 15, in the Office of the Judge of Probate of Shelby County, Alabama.

\$192,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD Unto the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor, by its Managing Member, Robert O. McNearney, III, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of July, 2019.

STANWYK REAL ESTATE PARTNERS, LLC

[Signature]  
Robert O. McNearney III  
Managing Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county in said state, hereby certify that Robert O. McNearney, III, whose name as Managing Member of Stanwyk Real Estate Partners, LLC, is 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, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company

Given under my hand and official seal, this the 18th day of July, 2019.

[Signature]  
Notary Public, State of Alabama

**Erin Potter McConatha**  
**NOTARY PUBLIC**

Printed Name of Notary  
My Commission Expires:

**Alabama State at Large**  
**My Commission Expires 01/25/2020**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2019 02:07:00 PM  
\$16.00 CHERRY  
20190722000259820

[Signature]