

Send tax notice to:
PAIGE CISNEROS
1158 INVERNESS COVE WAY
HOOVER, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020874

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$237,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CARL D LAZENBY, JR, AN UNMARRIED MAN** whose mailing address is: 2008 BLACKRIDGE RD, HOOVER, AL 35244 (hereinafter referred to as "Grantors") by **PAIGE CISNEROS** whose property address is: **1158 INVERNESS COVE WAY, HOOVER, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 58A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2- RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

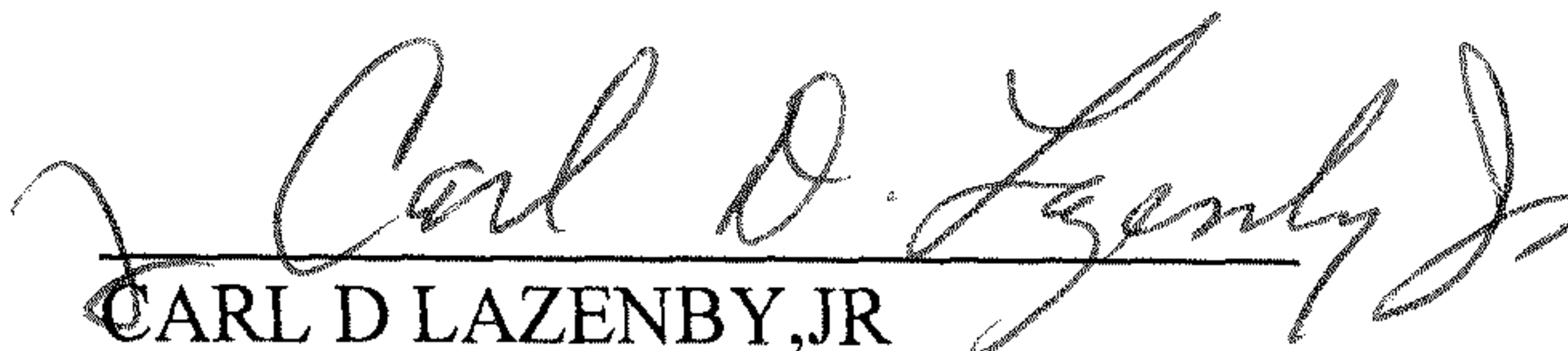
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions appearing of record in Volume 2005, Page 39659.

\$225,625.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 3 day of November, 2020.

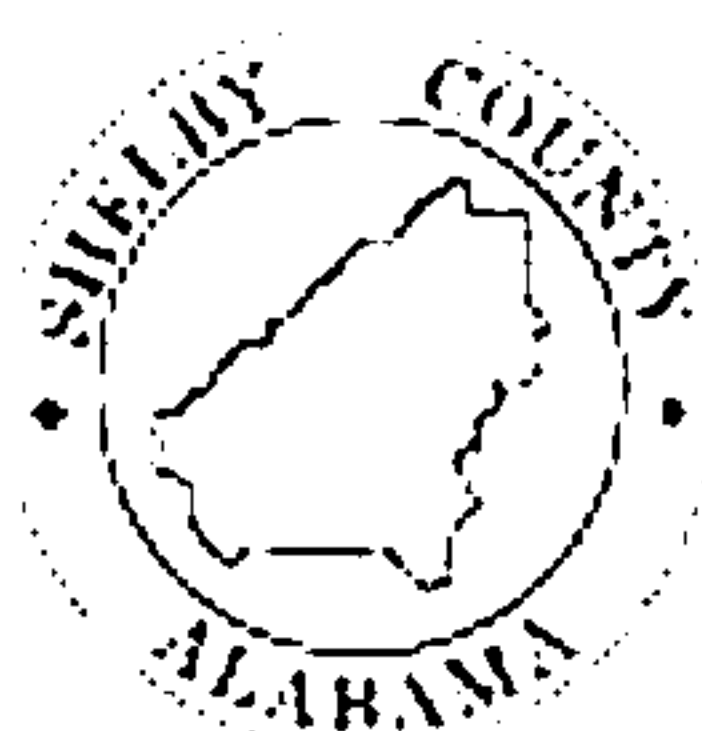

CARL D LAZENBY, JR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CARL D LAZENBY, JR whose name(s) is/are signed to the foregoing
instrument, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he/she/they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this the 3 day of November, 2020.

Notary Public
Print Name
Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2020 10:11:14 AM
\$37.00 CHARITY
20201124000539330

