

20210427000207150

04/27/2021 09:01:30 AM

DEEDS 1/2

Send tax notice to:
Michael and Janine Angrisano
16700 Hwy 280, Suite A-103
Chelsea, AL 35043
CHL2100113

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **W Development, LLC**, whose mailing address is: 398 Chesser Drive, #2, Chelsea, AL 35043 (hereinafter referred to as "Grantor"), by **Michael Angrisano and Janine Angrisano, with address of 16700 Hwy 280, Suite A-103, Chelsea, AL 35043, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit: the address of which is **37 Dogwood Dr. Calera AL 35043.**

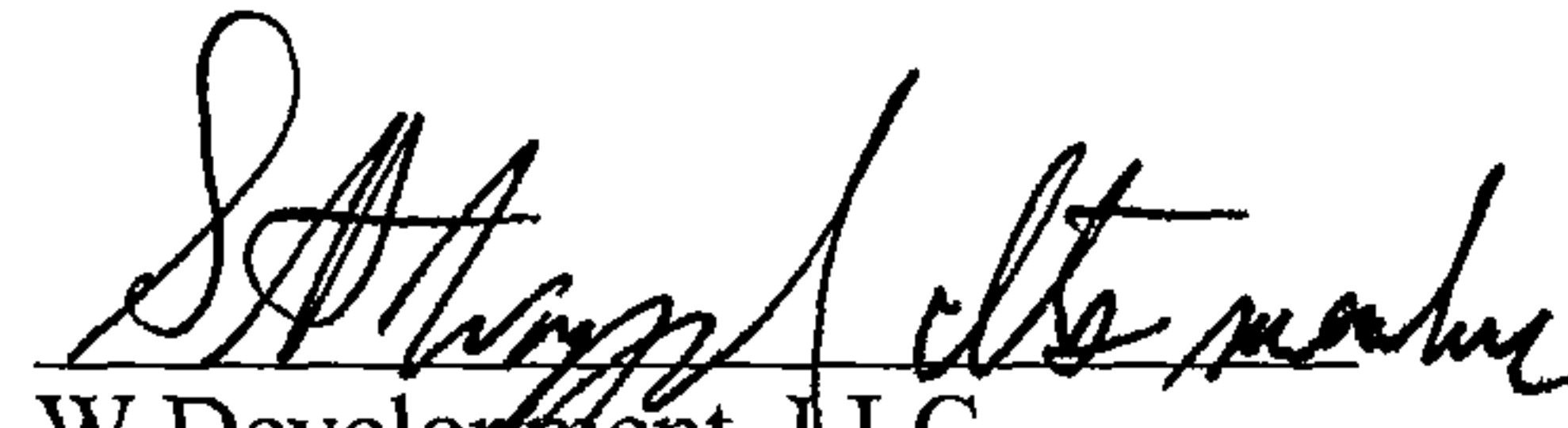
Lot 1, Chelsea Reserve, as recorded in Map Book 47 Page 87, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15
day of April, 2021.



W Development, LLC
By Scott Weygand, Its: Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Weygand, as Member of W Development, LLC, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15 day of April, 2021.




Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2021 09:01:30 AM
\$175.00 CHARITY
20210427000207150

Allen S. Bayl