

20210927000470600
09/27/2021 03:42:25 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Amanda Rishay Kelly
523 Canyon Park Dr
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100266

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Seventy Five Thousand Seven Hundred Fifty and 00/100 Dollars (\$175,750.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert M. Payne , an unmarried man**, whose address is 4580 Shady Grove Ln, Gardendale, AL 35071 (hereinafter "Grantor", whether one or more), by **Amanda Rishay Kelly**, whose address is 3007 Inverness Cliffs, Birmingham, AL 35242 , (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 , the following described real estate situated in Shelby County, Alabama, **the address of which is 523 Canyon Park Dr., Pelham, AL 35124, to-wit:**

Lot 64, according to the survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

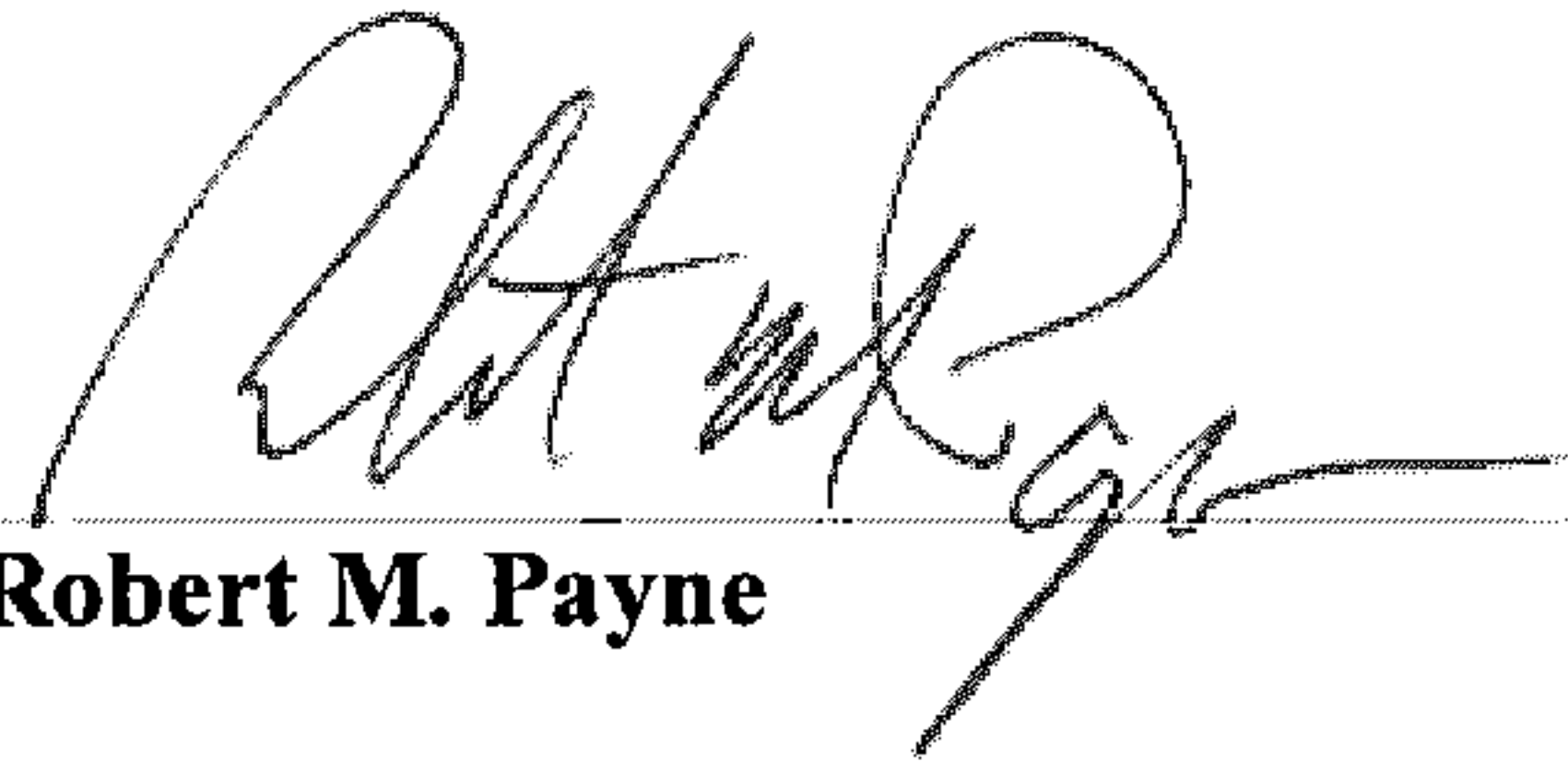
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$170,477.00 executed and recorded simultaneously herewith.

Subject to a third-party mortgage in the amount of \$5,272.00 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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of September, 2021.



Robert M. Payne

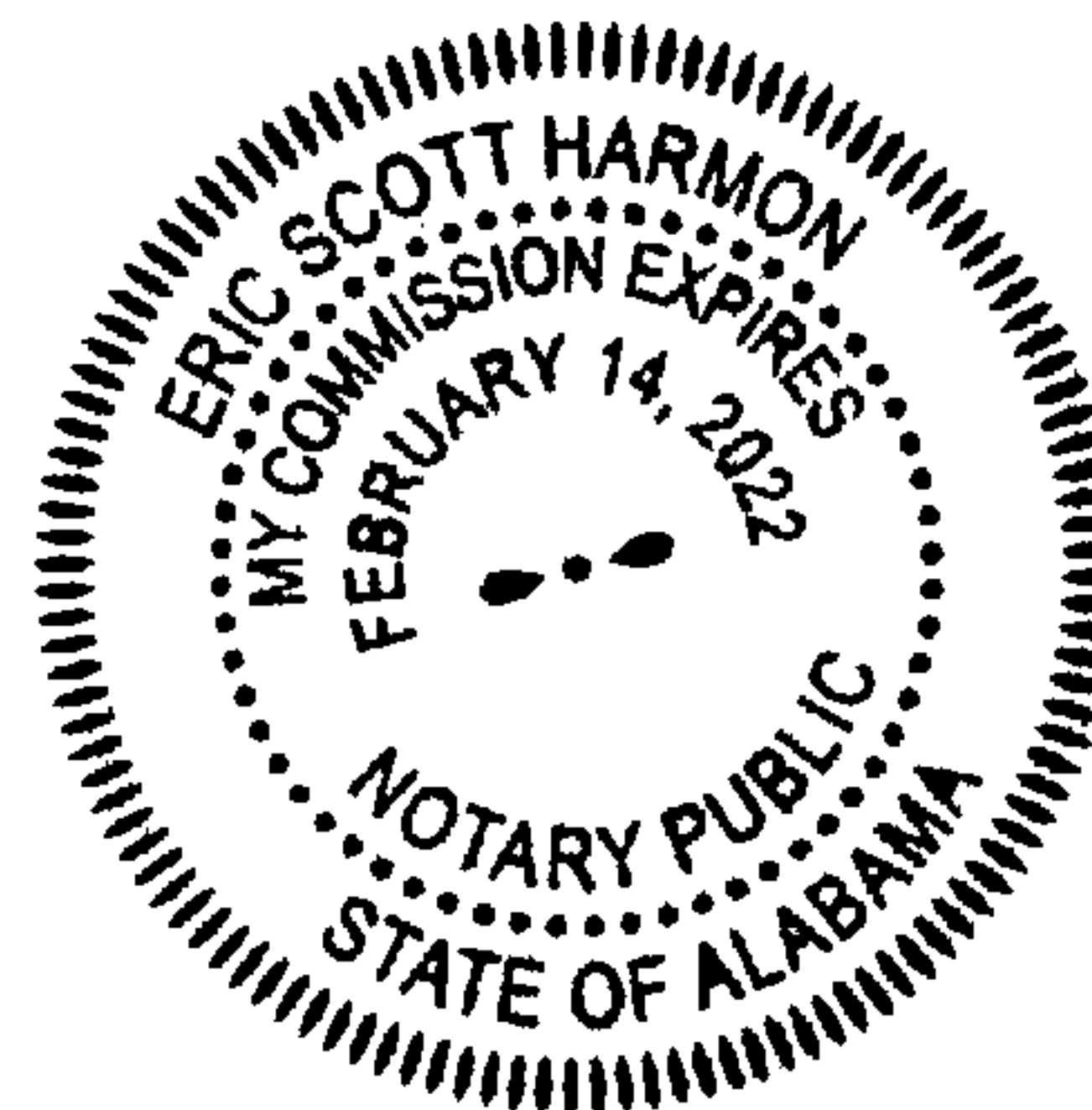
State of Alabama
County of Jefferson

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

Given under my hand and official seal on this 21st day of September, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2021 03:42:25 PM
\$25.50 CHERRY
20210927000470600

Allen S. Bayl