

THIS INSTRUMENT PREPARED BY:
Cameron W. Elkins
J. Clay Maddox, LLC
ATTORNEYS AT LAW
10052 Highway 119
Alabaster, AL 35007

WARRANTY DEED

SEND TAX NOTICES TO:

110 SHELBY PATH
MORHEVATO, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Forty Thousand Five Hundred and 00/100 (\$240,500.00) Dollars and other valuable considerations to the undersigned **GRANTOR(S)**, **Raymond Castonguay and Lyne Castonguay**, a married couple, in hand paid by the **GRANTEE(S)**, **Shane M. Jones**, the receipt whereof is acknowledged, I(we), the said **GRANTOR(S)**, do(es) hereby grant, bargain, sell and convey unto the said **GRANTEE(S)** my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 161, according to the survey of Lexington Parc, Sector I, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Book 2021, Page 0723000358530.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.


TO HAVE AND TO HOLD to the said **GRANTEE(s)** in fee simple, and to the heirs and assigns.

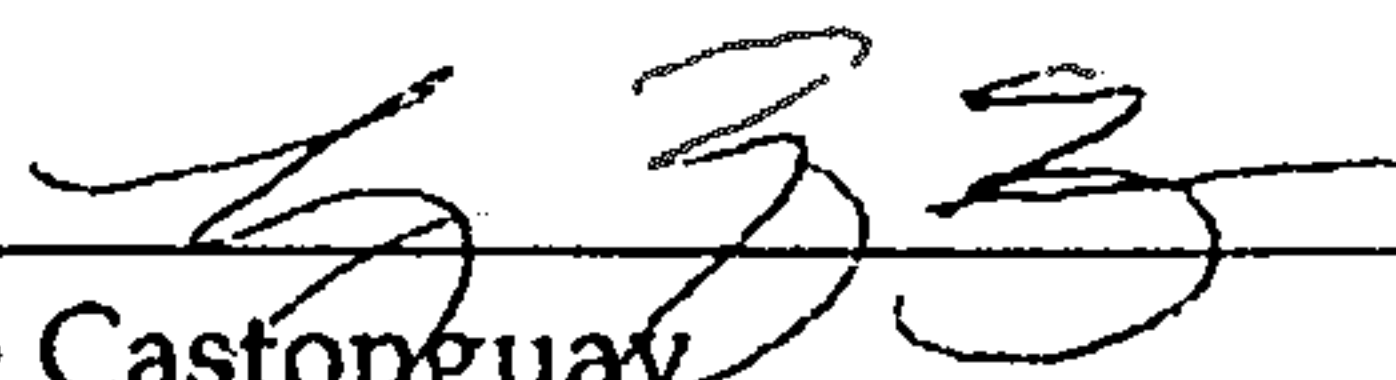
AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said **GRANTEE(S)**, their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple



of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 18th day of May, 2022.

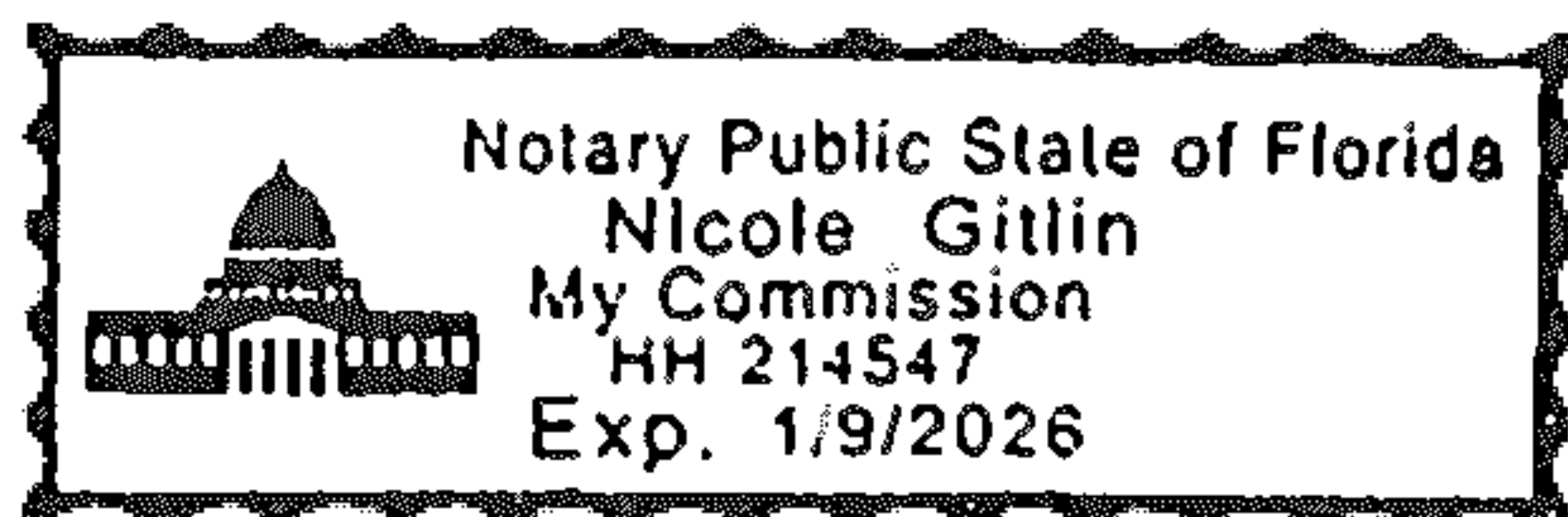

Raymond Castonguay

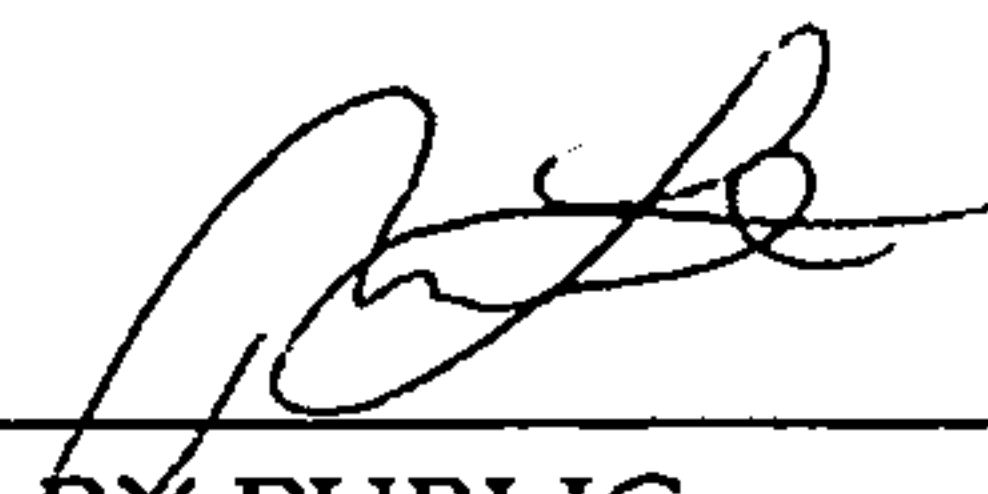

Lyne Castonguay

STATE OF ALABAMA *Florida*)
COUNTY OF SHELBY *Broward*)
MO

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Raymond Castonguay and Lyne Castonguay is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May 2022.




NOTARY PUBLIC
My Commission Expires: 01/09/2026

Address of Grantee:
116 SUTHERS PATH
MONTEVALLO, AL 35115

Address of Grantor:
1715 SE 10TH ST
FORT LAUDERDALE
FLORIDA, 33316

Property Address:
1074 Freedom Parkway
Montevallo, AL 35115

Real Value: \$240,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2022 09:11:36 AM
\$265.50 JOANN
20220519000204210

Allie S. Boyd