

THIS INSTRUMENT WAS PREPARED BY:  
Whit Whitfield  
Top Tier Title, LLC  
600 Beacon Pkwy W, Ste 450  
Birmingham, Alabama 35209

SEND TAX NOTICE:  
West and Carrie Cherry  
1905 Lakeland Trail  
Helena, AL 35080

### WARRANTY DEED

STATE OF ALABAMA     )  
  :  
JEFFERSON COUNTY     )

Know All Men By These Presents, that in consideration of Three Hundred and Eighty Thousand Dollars and no/100 (\$380,000.00) **AND the amount of which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **LANE KAWAOKA, a married man, whose address is: 98-1753 Ipuala Loop Aiea, HI 95701** (herein referred to as "Grantor"), by **WEST CHERRY and CARRIE CHERRY** (herein referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, convey unto Grantees, as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama, the address of 1905 Lakeland Trail Helena, AL 35080** to-wit:

**Lot 19, according to the Survey of Sunnybrook Subdivision, First Addition, as recorded in Map Book 7, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record and matters of title reflected in the title insurance binder accepted by Grantees at closing.

**A mortgage of \$361,000.00 is being applied to the purchase price of the property.**

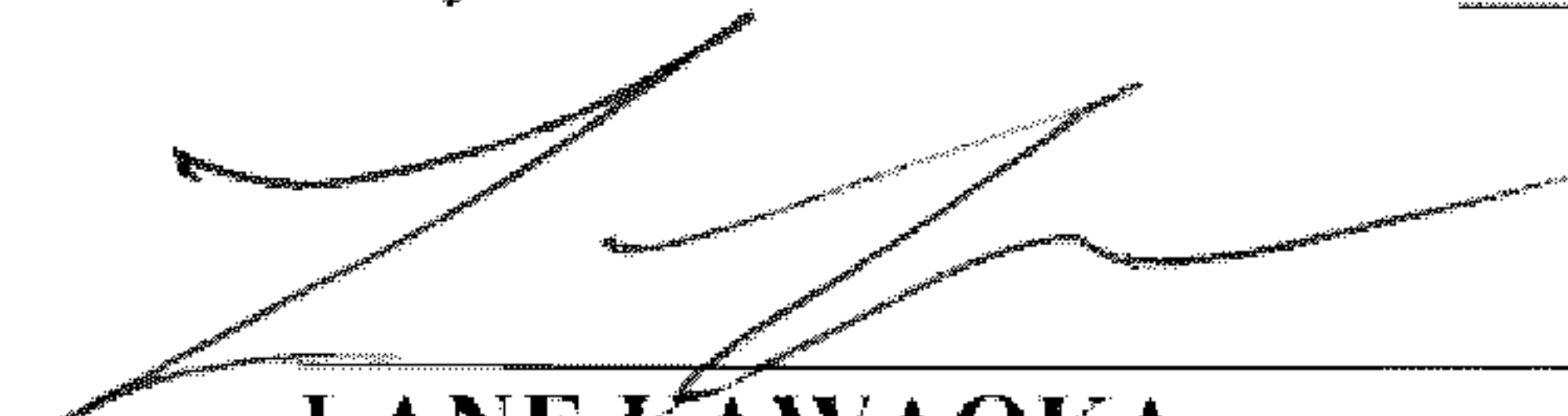
**The above described real estate in Shelby County, Alabama does not constitute the homestead of Lane Kawaoka or his spouse.**

It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

**TO HAVE AND TO HOLD** to the said **GRANTEES**, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28 day of Oct, 2022.

  
[SEAL]  
**LANE KAWAOKA**

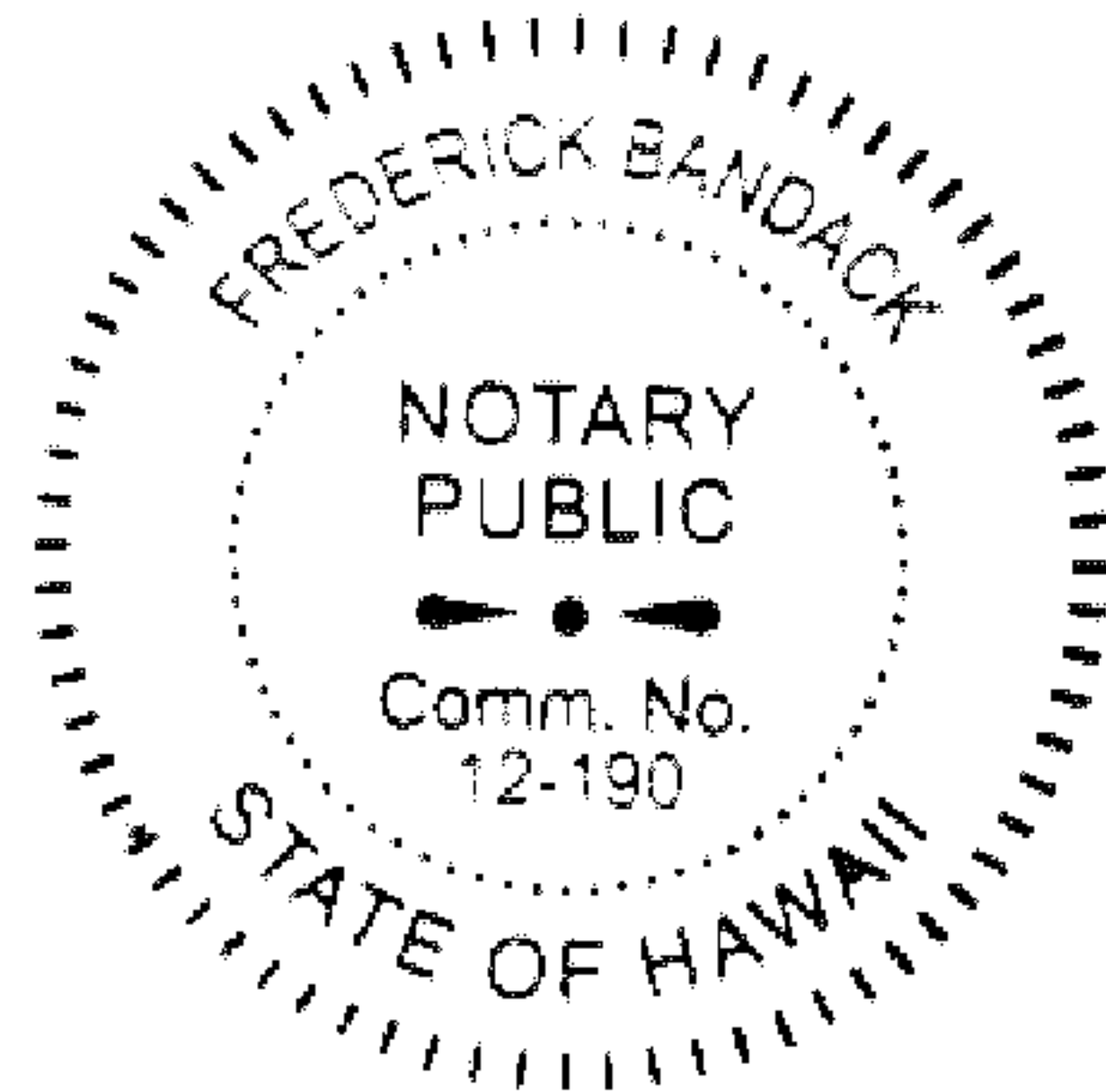
STATE OF HAWAII )  
C277 & :  
COUNTY OF HONOLULU )

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that LANE KAWAOKA, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she executed the same voluntarily and as his/her act on the day the same bears date.

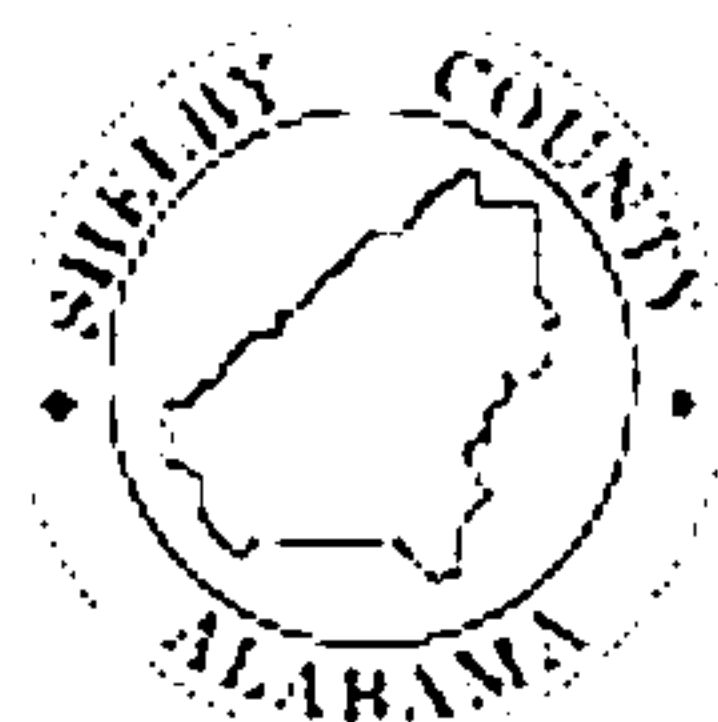
Given under my hand and seal of office this 28 day of OCTOBER, 2022.



Notary Public  
My Commission Expires:  
6/3/2024



**FREDERICK BANDACK**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/31/2022 11:20:25 AM  
\$44.00 JOANN  
20221031000407070**

*Allie S. Bayl*