

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Shaylin Paige Gehring
144 Pebble Lane
Alabaster, AL 35007
(also the property address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred Dollars and no/100--(\$169,900.00) Dollars.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Alexandre B. Siqueira and Leah K. Messer Siqueira, a married couple
(Whose address is: 2260 Lakeside Dr. Bham AL 35244)
(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

Shaylin Paige Gehring
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 10, according to the Map and Survey of Oakwood Village, Phase 2, recorded in Map Book, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: current taxes, liens, easements and restrictions of record.

\$ 152,910.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 25th day of January, 2017

Alexandre B. Siqueira (Seal) Leah K. Messer Siqueira (Seal)

STATE OF Alabama)
)
COUNTY OF Jefferson) General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Alexandre B. Siqueira and Leah K. Messer Siqueira, whose name(s) 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/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, A.D., 2017.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

NOTARY PUBLIC
CAROLINE HARRINGTON ALLEN
ALABAMA STATE AT LARGE

James W. Fuhrmeister

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/26/2017 02:45:42 PM
\$32.00 DEBBIE
20170126000032580

