

Send tax notice to : Amber N. Cunningham, 623 The Heights Lane, Calera, Al. 35040

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twelve thousand and no/100 (\$112,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Kelley Seitz Da Paz, whose mailing address is: 2310 Summerchase Drive,
Hoover, AL 35244 and her husband Luiz Da Paz, whose
mailing address is: _____

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Amber N. Cunningham

whose mailing address is: 623 The Heights Lane, Calera, Al. 35040

(herein referred to as grantee, whether one or more) , the following described real estate, situated in **Shelby County, Alabama, the address of which is: 623 the Heights Lane, Calera, Al. 35040** to-wit:

Lot 65, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.



\$108,640.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Kelley Seitz Da Paz is one and the same person as Kelley Seitz.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever..

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 11th day of December, 2017.

 (Seal)
KELLEY SEITZ DA PAZ
 (Seal)
LUIZ DA PAZ BY & THROUGH HIS AGENT KELLEY SEITZ
DA PAZ
his attorney in fact

State of ALABAMA
County of JEFFERSON

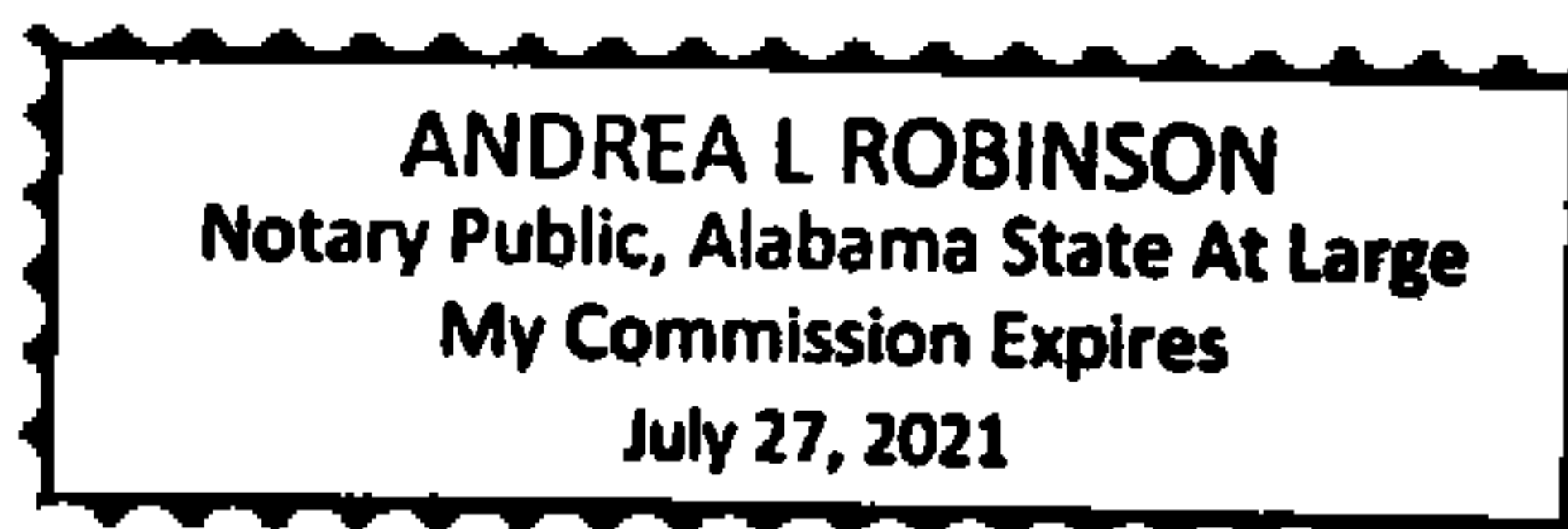
I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Kelley Seitz Da Paz, a married woman whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of December, 2017.



NOTARY PUBLIC

My commission expires:



State of Alabama
County of Jefferson

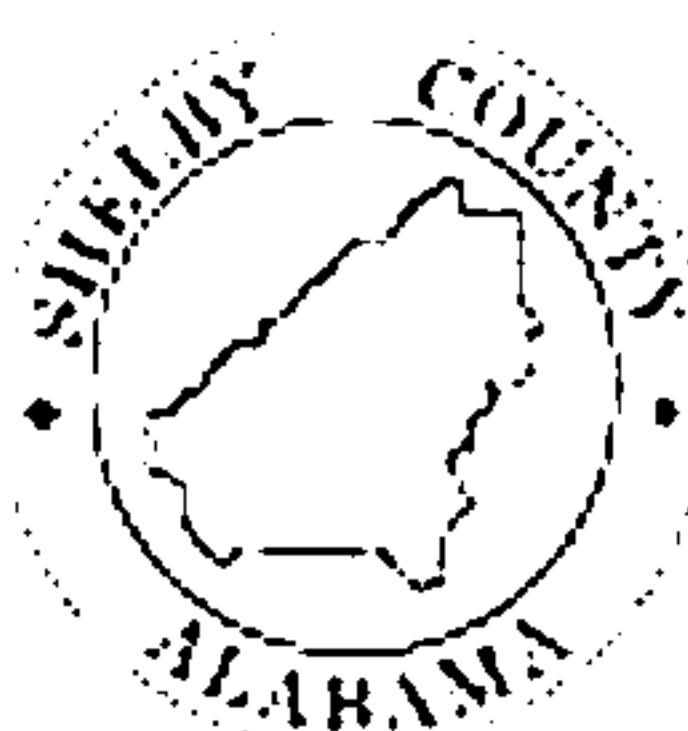
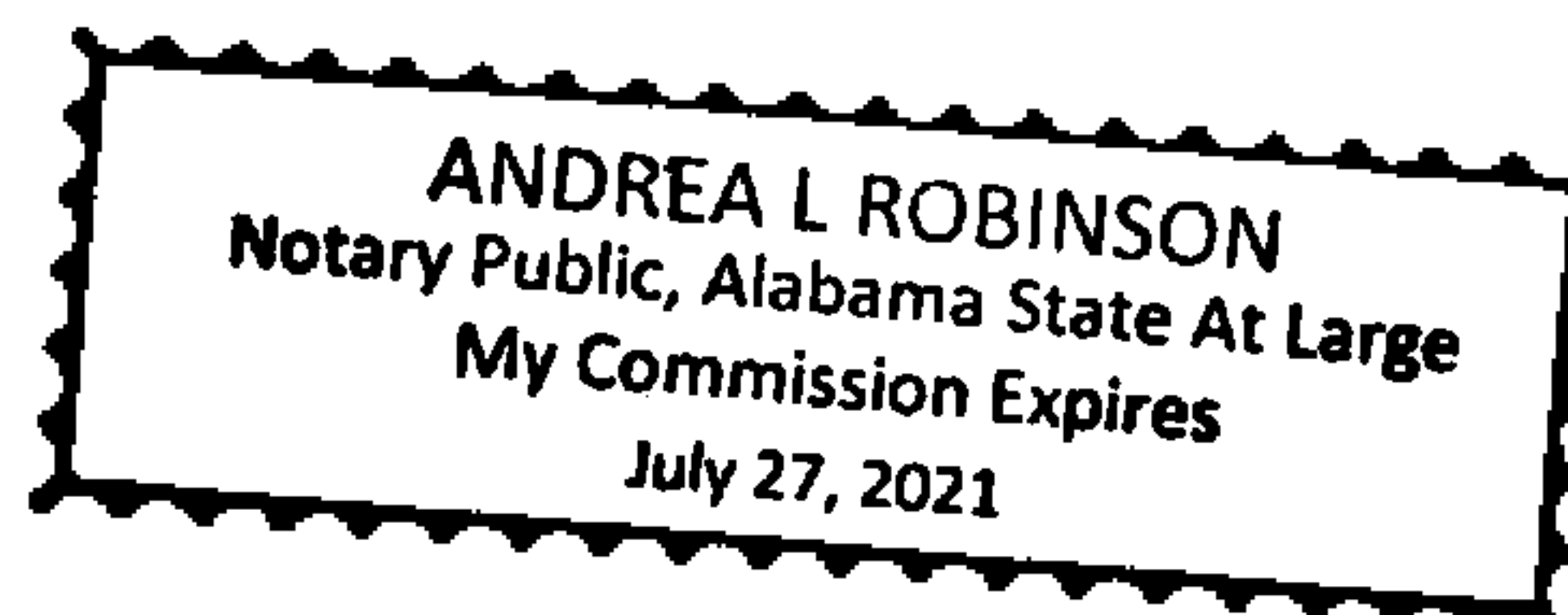
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Kelley Seitz Da Paz under Specific Durable Power of Attorney for Luiz Da Paz, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under Specific Durable Power of Attorney for Luiz Da Paz has executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of December, 2017.



NOTARY PUBLIC

My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/14/2017 09:57:30 AM
\$21.50 CHARITY
20171214000445890

