

BTM1800314

Send tax notice to:  
Ronald Belazeros  
6119 Eagle Point Circle  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

20180601000192890  
06/01/2018 01:11:41 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Five Thousand and 00/100 Dollars (\$455,000.00) in hand paid to the undersigned, **Kerry D. Black, an unmarried man; whose mailing address is: 249 Appleford Rd; Helena, AL 35080** and **Deidra H. Black, an unmarried woman; whose mailing address is: 289 Narrows Drive; Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Ronald L. Belazeros** (hereinafter referred to as "Grantee"), 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, to-wit:

**Lot 740, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

**\$468,052.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29 day of MAY . 2018

*Kerry D. Black by Paul M. Juliano, his attorney in fact*

Kerry D. Black by Paul M. Juliano, his attorney in fact

*Deidra H. Black*  
Deidra H. Black

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul M. Juliano, whose name as attorney in fact for Kerry D. Black, ~~and Deidra H. Black~~, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Kerry D. Black on the day the same bears date.

Given under my hand and official seal this, the 29 day of MAY , 2018

(Notary Seal)

*Caitlin Hardee*  
Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APRIL 14, 2019



STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry D. Black by Paul M. Juliano, his attorney in fact and Deidra H. Black, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29 day of MAY, 2018



(Notary Seal)

Notary Public

Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APRIL 14, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2018 01:11:41 PM  
\$22.00 CHARITY  
20180601000192890

