

Send tax notice to:
Cynthia Zabala and Argenis Zabala
835 Bishops Ct.
Hoover, AL 35242
BHM1900330

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Ranea L. Breen, an unmarried woman, whose mailing address is: 4050 Greystone Dr., Hoover, AL 35242** (hereinafter referred to as "Grantors"), by **Cynthia Zabala and Argenis Zabala** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Greystone, 8th Sector, Phase I, as recorded in Map Book 21, Page 151, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260, in the Office of the Judge of Probate of Shelby County, Alabama, and all amendments thereto.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Ranea L. Breen is the surviving grantee of that deed recorded in Instrument No. 20120427000146250, in the Probate Office of Shelby County, Alabama; the other grantee Timothy P. Breen, having died on or about the 18th day of August, 2018.

\$450,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises;

that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Ranea L. Breen have hereunto set their signatures and seals on April 29, 2019.

Ranea L. Breen

Ranea L. Breen

STATE OF ALABAMA
COUNTY OF JEFFERSON

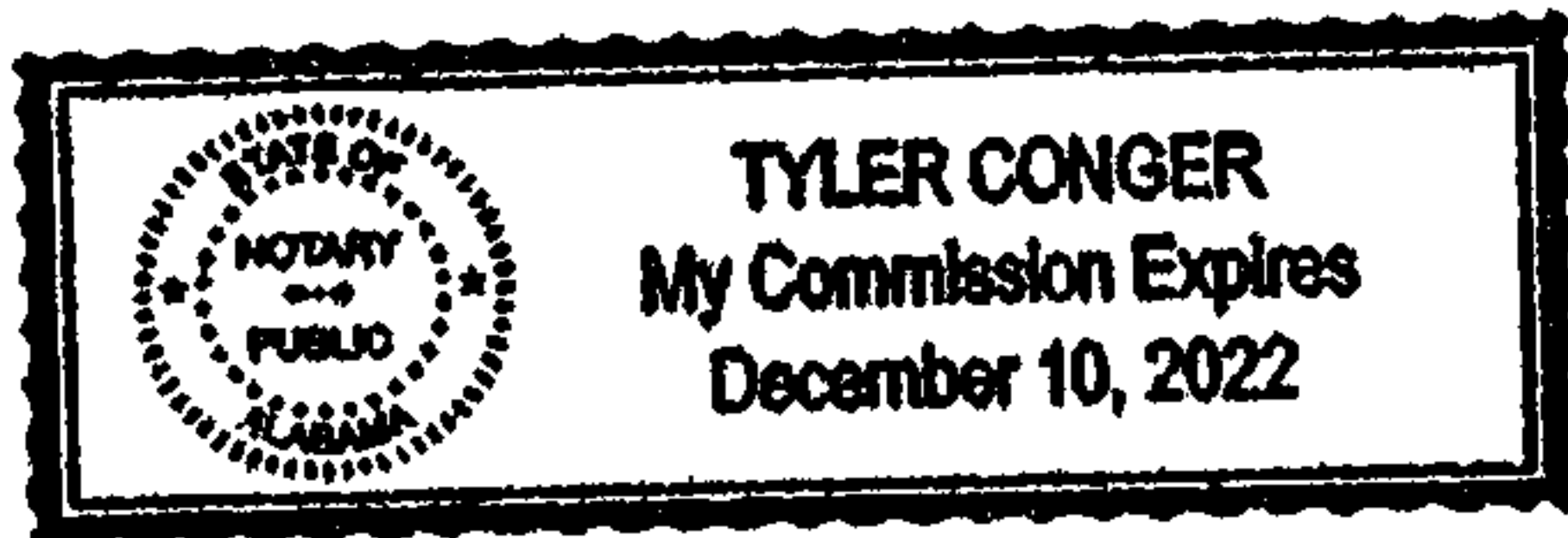
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ranea L. Breen, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April 2019.

Tyler M. Conger

Notary Public
Print Name:
Commission Expires: 12/10/22

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2019 09:03:27 AM
\$318.00 CHERRY
20190502000146070

Allie S. Bezel