

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 197050

Send Tax Notice To: Keifer L. Moss
235 Forest Lakes Dr.
Sterrett, AL 35147

20190701000232760
07/01/2019 08:34:29 AM
DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$179,900.00)**, 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, **Joshua S. Ankesheiln, a single man, whose mailing address is 235 Forest Lakes Dr., Sterrett, AL 35147** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keifer L. Moss, whose mailing address is 3062 Oak Street, North Bend, OR 97459** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **235 Forest Lakes Dr., Sterrett, AL 35147**; to wit;

Lot 641, according to the Survey of Forest Lakes 12th Sector, as recorded in Map Book 34, page 3, in the Office Of the Judge of Probate of Shelby County, Alabama.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$176,641.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of June, 2019.


Joshua S. Ankesheiln

State of Alabama

20190701000232760 07/01/2019 08:34:29 AM DEEDS 2/2

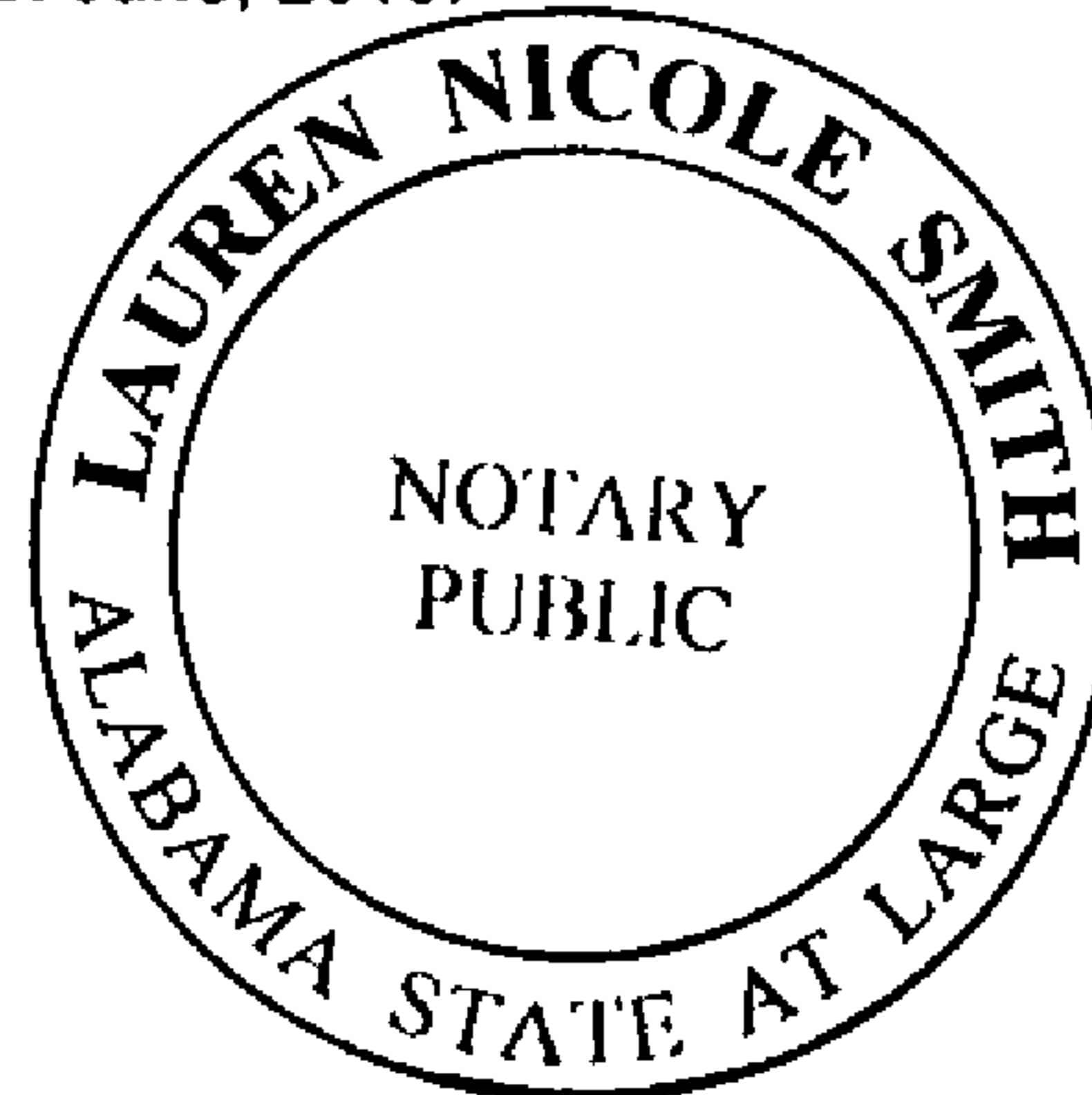
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Joshua S. Ankesheiln, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2019.


Notary Public, State of Alabama

My Commission Expires: 2/2/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2019 08:34:29 AM
\$21.50 CHARITY
20190701000232760

Allen S. Byrd