

WARRANTY DEED

20190806000280740
08/06/2019 08:06:50 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Maxime Madhere
15026 Memorial Tower Drive
Baton Rouge, LA 70810

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Four Thousand and 00/100 Dollars and 00/100 Dollars (\$144,000.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Allison Smith, married,
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Maxime Madhere

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 117, according to the Final Plat Map of Stonecreek Phase 1, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

Said property is not the homestead of the Grantor, nor the Grantor's spouse

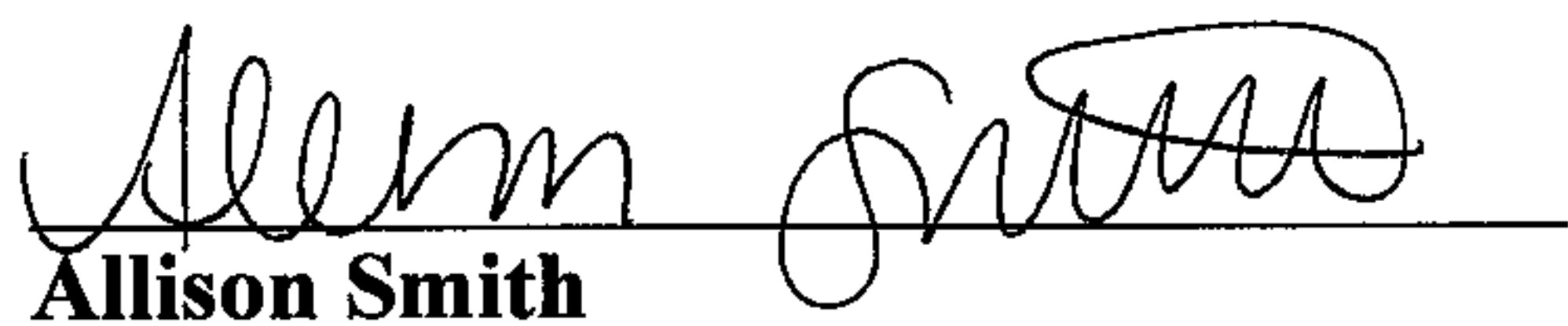
\$115,200.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this July 19, 2019.

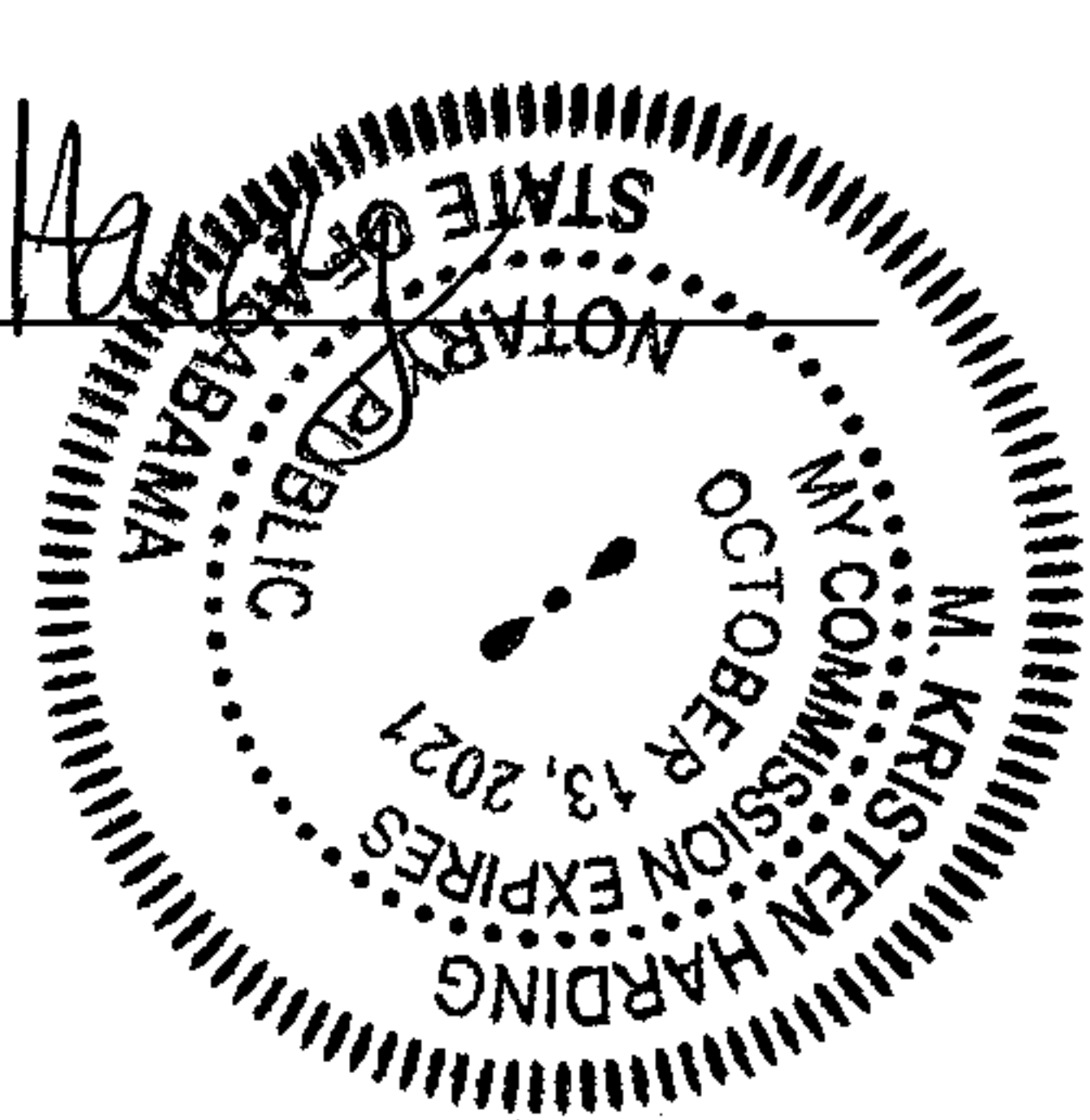

Allison Smith

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Allison Smith, unmarried, whose name 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 this instrument, Allison Smith executed the same voluntarily on the day the same bears date.

Given under my hand and seal this July 19, 2019.


Notary Public



My Commission Expires:

Grantor's Address:
712 Co Road 984
Cullman, AL 35057
Property Address:
133 Creekstone Trail
Calera, AL 35040



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 08:06:50 AM
\$16.00 CHERRY
20190806000280740

Allen S. Bayl