

20190816000299850
08/16/2019 02:59:37 PM
DEEDS 1/2

Send tax notice to:

Eyal Ron
3603 Dunbarton Dr.
Mountain Brook, AL 35223
BHM1901056

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Jannette Migdalia Solomon Mendible**, a married woman, whose mailing address is 104 Greenfield Circle, Alabaster, AL 35007, (hereinafter referred to as "Grantor"), by **Eyal Ron**, whose mailing address is 104 Greenfield Cir, Alabaster, AL 35007 (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, the address of which is **125 Canyon Trail, Pelham, AL 35124**, to-wit:

Lot 15, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE.

SUBJECT TO:

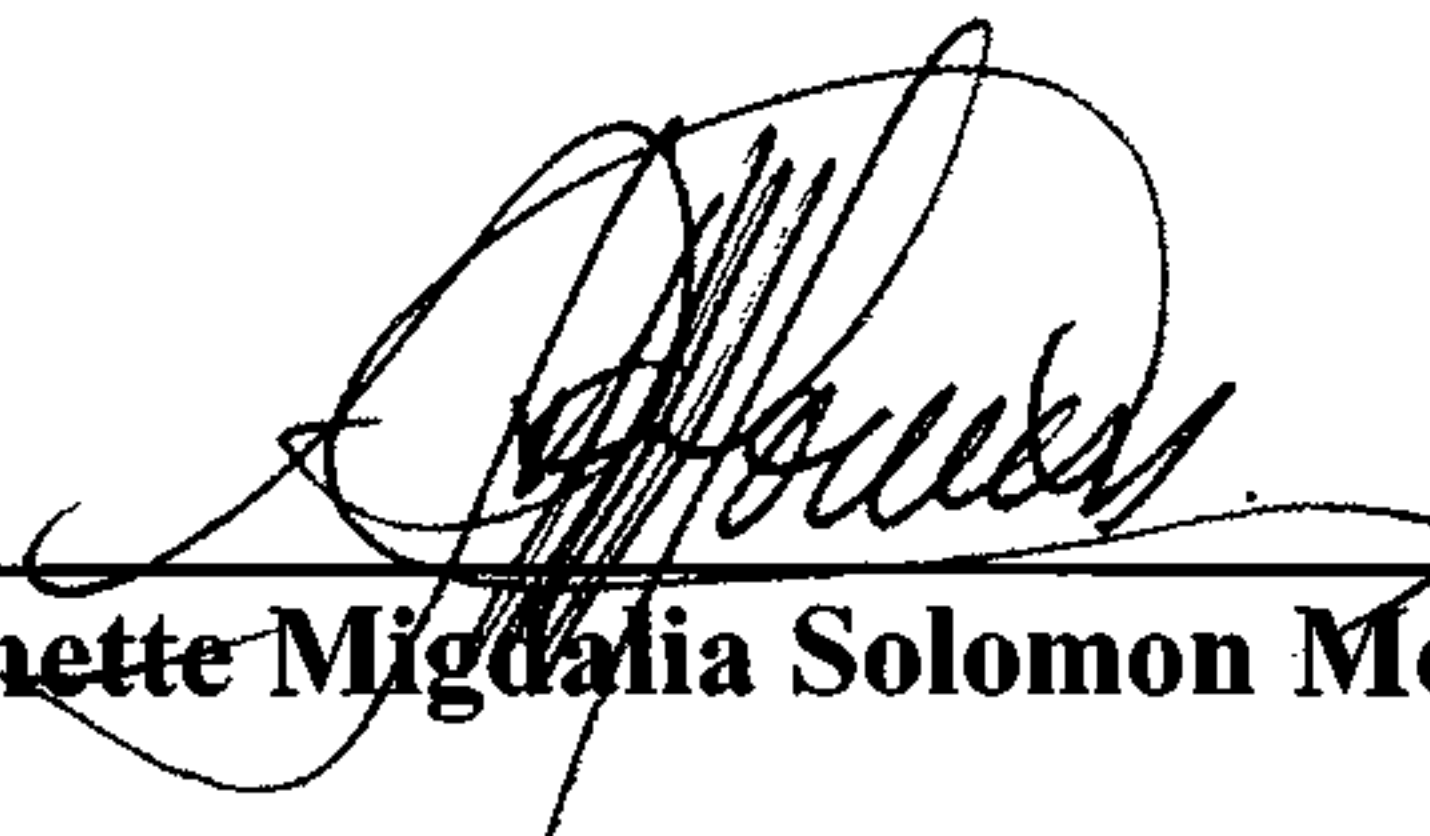
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

\$0.00 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 16
day of August, 2019.



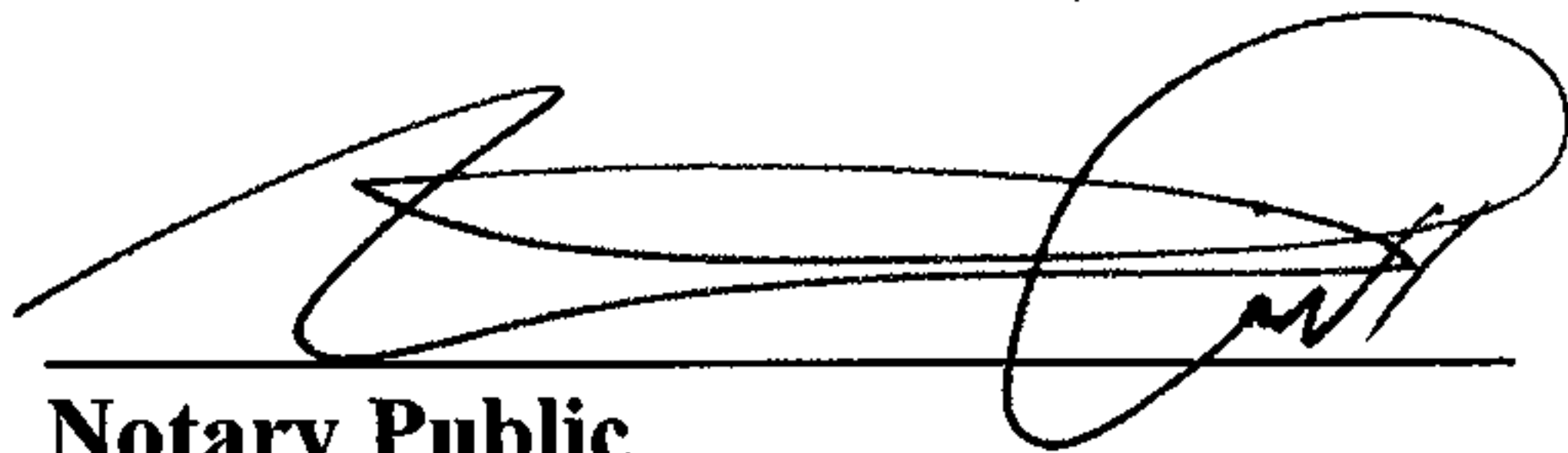
Jannette Migdalia Solomon Mendible

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jannette Migdalia Solomon Mendible**, 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.

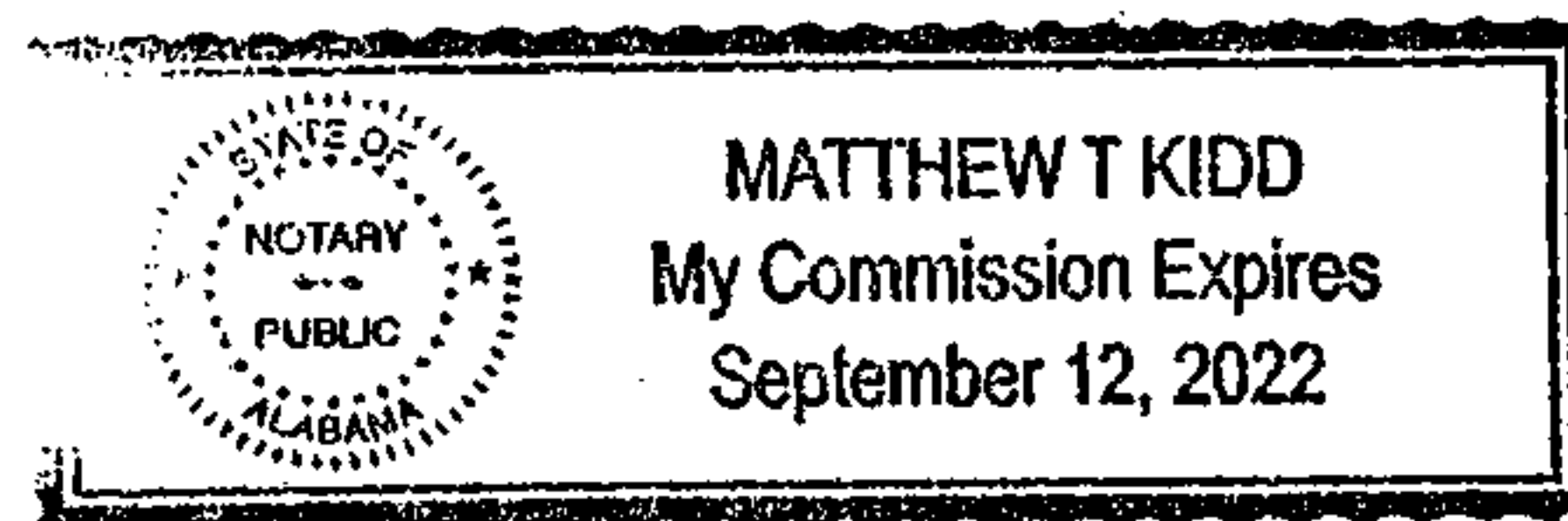
Given under my hand and official seal this, the 16 day of August, 2019.

(Notary Seal)



Notary Public

Print Name: Matthew T Kidd
Commission Expires: 9-12-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2019 02:59:37 PM
\$163.00 CHERRY
20190816000299850

Allie S. Boyd