

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO:ATB1248

The Kate Camryn Group, LLC  
3649 Forest Trace  
Trussville, AL 35173

20190827000315440

08/27/2019 03:01:22 PM

DEEDS 1/2

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## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Forty Thousand and 00/100 Dollars (\$40,000.00)** 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 where is acknowledged. I or we, **Michael Management Company, LLC, an Alabama Limited Liability Company** whose mailing address is: 2060 OAK Mountain DR PELHAM, AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The Kate Camryn Group, LLC** whose mailing address 3649 Forest Trace Trussville AL 35173 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **114 Gleneagles Lane, Pelham, AL 35124** to wit:

Lot 813, according to the Final Plat of Geneagles at Ballantra, as recorded in Map Book 33, Page 114, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 23<sup>rd</sup> day of

August, 2019.

Michael Management Company, LLC

Its authorized member

STATE OF ALABAMA

JEFFERSON County ss:

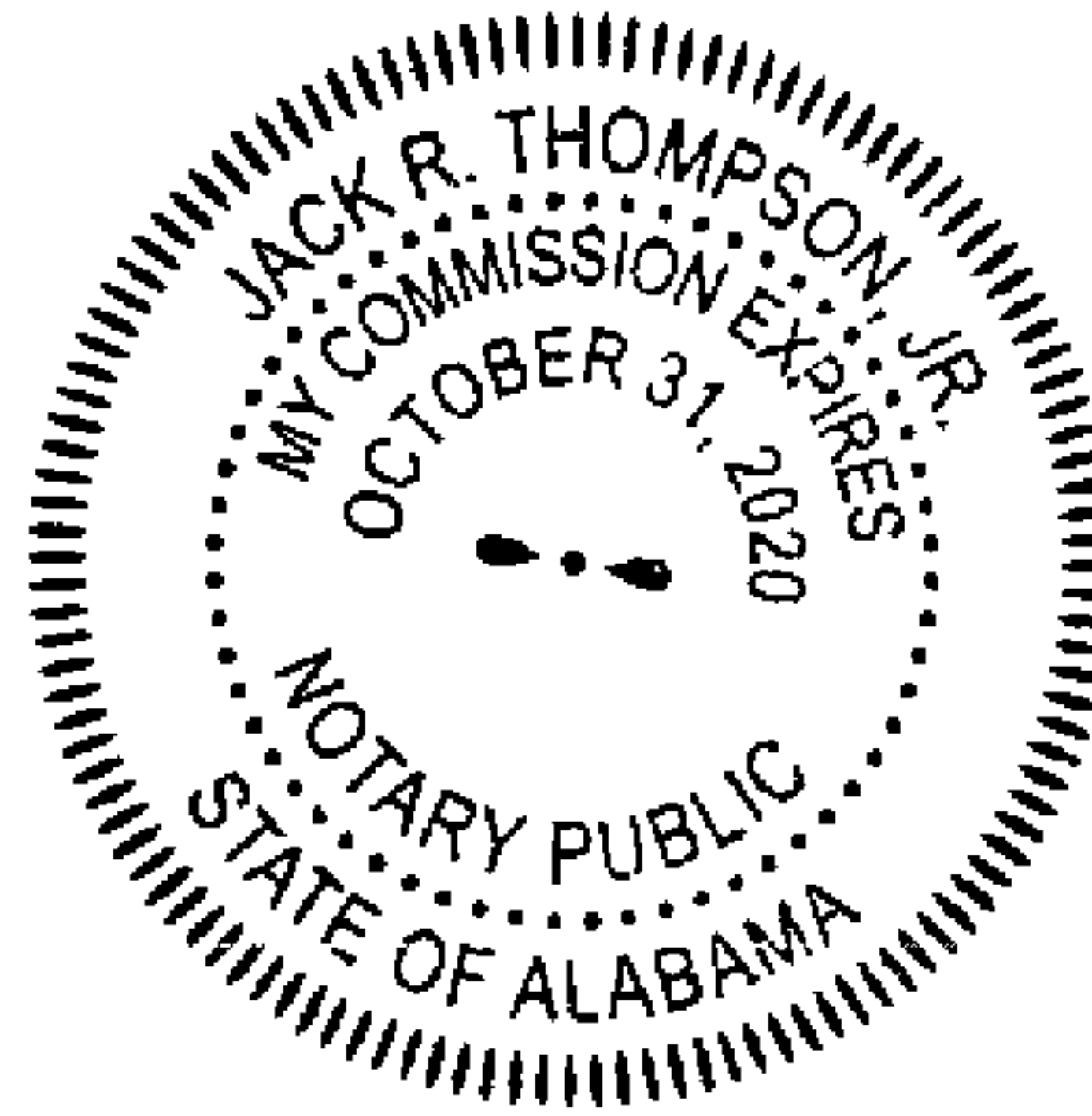
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Patrick D. Michael as **authorized member of Michael Management Company., LLC, an Alabama Limited Liability Company** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of August, 2019

My Commission Expires: 10/31/2020

Thompson Jr.  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/27/2019 03:01:22 PM  
\$58.00 CHERRY  
20190827000315440

Allie S. Bayal