

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1308**

SEND TAX NOTICE TO:

**Robert Gerald Kain
4610 Lake Valley Drive
Hoover, AL 35244**

Deed Effective 10/11/2019

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Thirty-seven Thousand One Hundred and 00/100 Dollars (\$237,100.00)** 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, **Cynthia Marie Cannella, a single person** whose mailing address is: **500 Cedar Road, Goldsboro, NC 27534**; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert Gerald Kain**, whose mailing address **4610 Lake Valley Drive, Hoover, AL 35244** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **4610 Lake Valley Drive, Hoover, AL 35244** to wit:

Lot 39A, according to the Survey of Southlake Townhomes, 2nd Addition, as recorded in Map Book 13, Page 66, 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.

\$225,245.00 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 8th day of October, 2019.

Cynthia Marie Cannella
Cynthia Marie Cannella

STATE OF ALABAMA

Jefferson County ss:

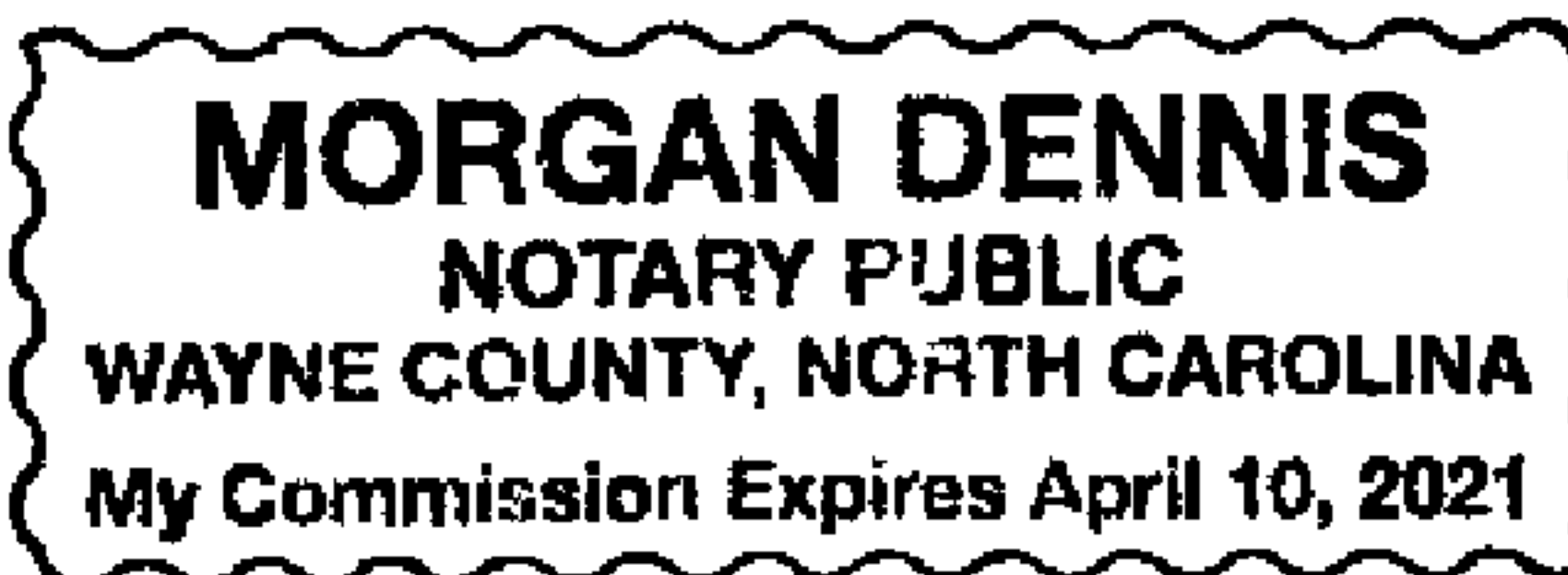
I, Morgan Dennis, a Notary Public in and for said county in said state, hereby certify that **Cynthia Marie Cannella** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of October, 2019

My Commission Expires: 4-10-2021

Morgan Dennis
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2019 02:44:51 PM
\$37.00 CATHY
20191014000378330

Allen S. Bayl