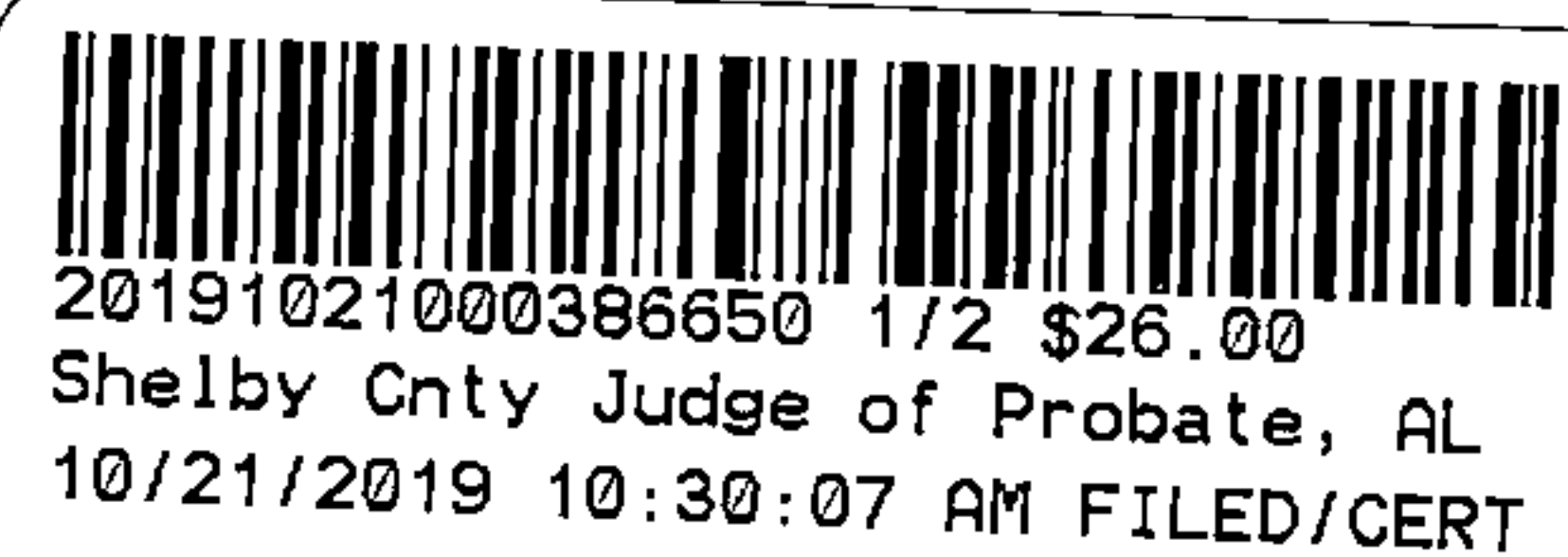


This instrument prepared by:
Joshua S. Inman
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Forty-Four Thousand Nine Hundred no/100 (\$144,900.00) Dollars to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Connor Byrne and Kimberly Byrne** (herein referred to as grantor), do grant, bargain, sell and convey to **Chandler Kyle Broadhead** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 96, according to the Survey of Kensington Place Phase 1 Sector 1, as recorded in Map Book 37, Page 147, in the Probate office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

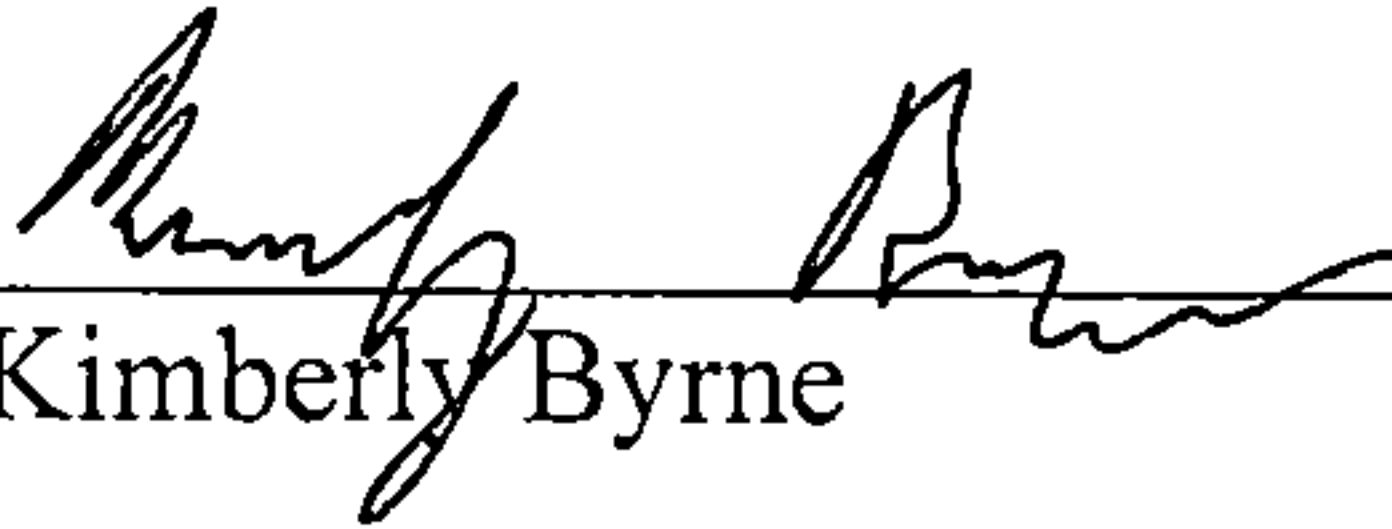
\$148,015.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our signatures and seals, this the 17th day of October, 2019.


Connor Byrne

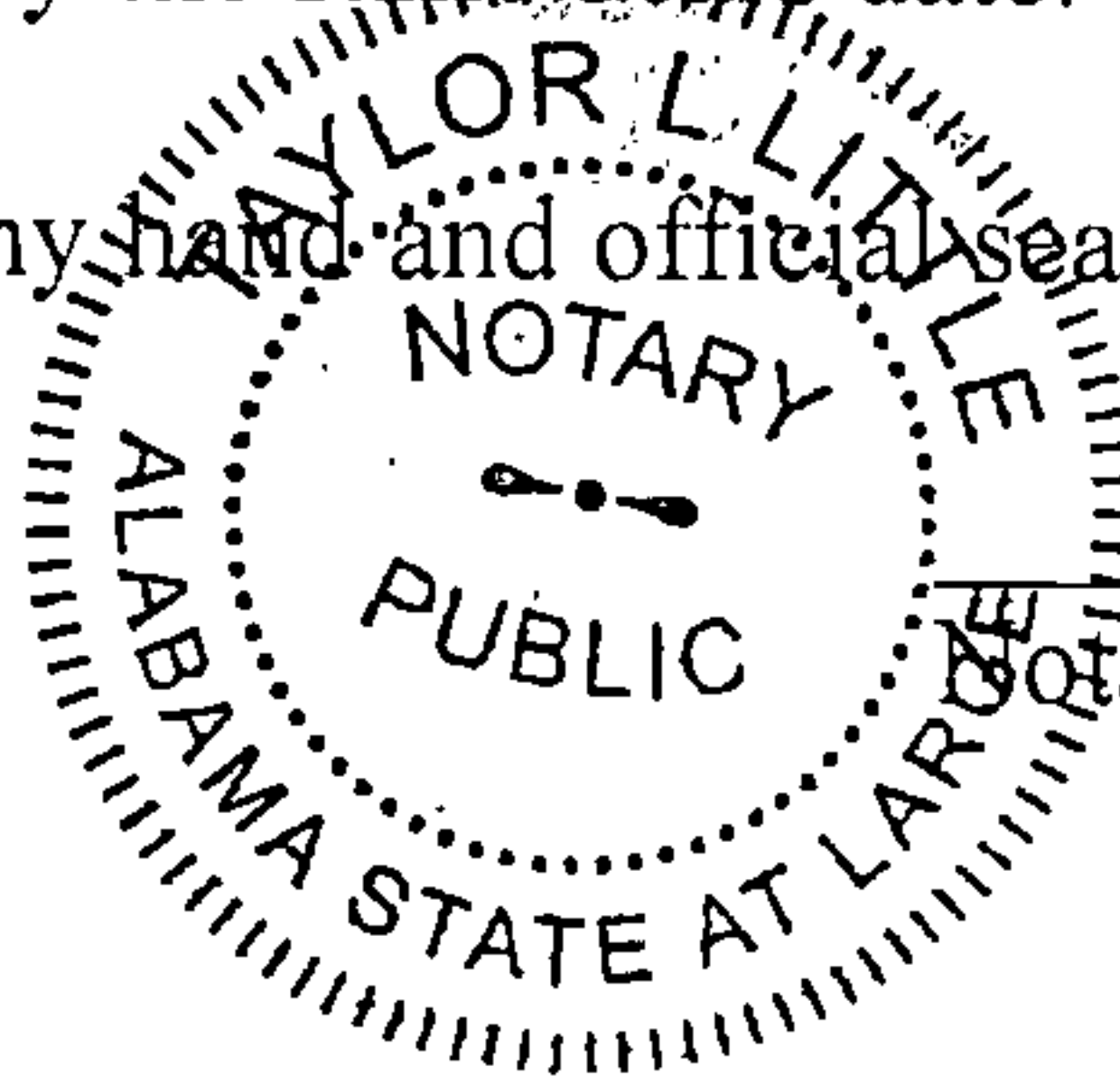

Kimberly Byrne

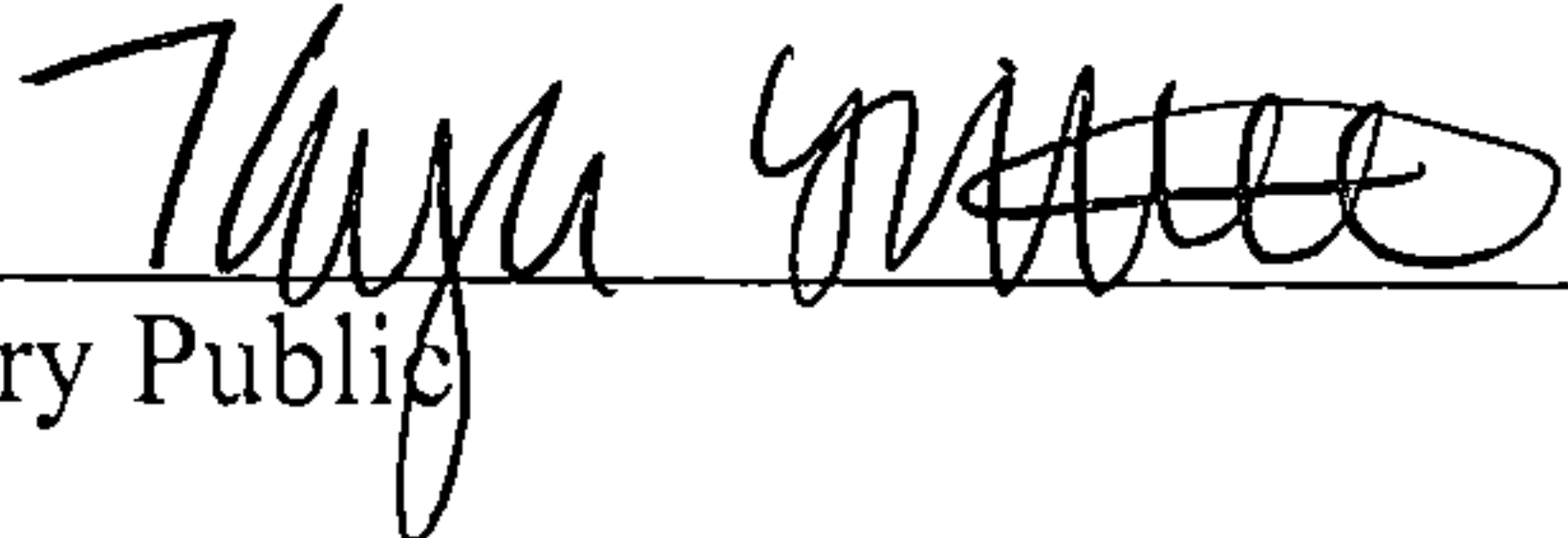
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Byrne and Kimberly Bryne, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of October, 2019.




Notary Public

Address of Grantee: 1241 Kensington Blvd
Calera, AL 35040

Address of Grantor:

Property Address:
1241 Kensington Blvd
Calera, AL 35040



20191021000386650 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/21/2019 10:30:07 AM FILED/CERT