

Grantor: CAIDEN SINCLAIR 620 County Road 1691 Holly Pond, AL 35083	Property Address: Lot 2, Jackson Oaks Subdivision Shelby County, AL
Grantee: LAY LAKE INVESTMENTS, LLC 620 County Road 1691 Holly Pond, AL 35083	Date of Sale: December 11, 2019 Total Purchase Price: \$73,500.00 Purchase Price Verification: Purchase Agreement

This instrument was prepared by:
 Donna K. Byrd, Esquire
 Walding, LLC
 2227 First Avenue South, Ste 100
 Birmingham, AL 35233

Sent Tax Notice To:
 Lay Lake Investments, LLC
 620 County Road 1691
 Holly Pond, AL 35083

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL PERSONS BY THESE PRESENTS, that CAIDEN SINCLAIR, an unmarried man (“Grantor”) for and in consideration of Seventy Three Thousand Five Hundred and 00/100 Dollars (\$73,500.00) and other good and valuable consideration, to Grantor paid by LAY LAKE INVESTMENTS, LLC, an Alabama limited liability company (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama:


Lot 2, Jackson Oaks Subdivision, located in Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, as recorded in Map Book 28 at Page 14, in the Office of the Judge of Probate, Shelby County, Alabama and as amended in Map Book 28 at Page 70 in the Office of the Judge of Probate, Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.
- (2) Any facts, rights, interests, or claims that are not shown by the Public Records but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
- (3) Easements, liens or encumbrances, or claims thereof, of Public Record.
- (4) Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
- (5) Mineral and mining rights, if any.

Shelby County, AL 12/13/2019
 State of Alabama
 Deed Tax: \$73.50


 20191213000462270 1/2 \$98.50
 Shelby Cnty Judge of Probate, AL
 12/13/2019 01:28:55 PM FILED/CERT

TO HAVE AND TO HOLD unto Grantee and his successors and assigns in fee simple forever.

And said Grantor do for themselves and their successors and assigns, covenant with the said Grantee, his successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the right and title to the above-described property unto the Grantee against all claims of Grantor and all others claiming by or under Grantor.

\$0.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

Given under my hand and seal, this 11th day of December, 2019.

GRANTOR:

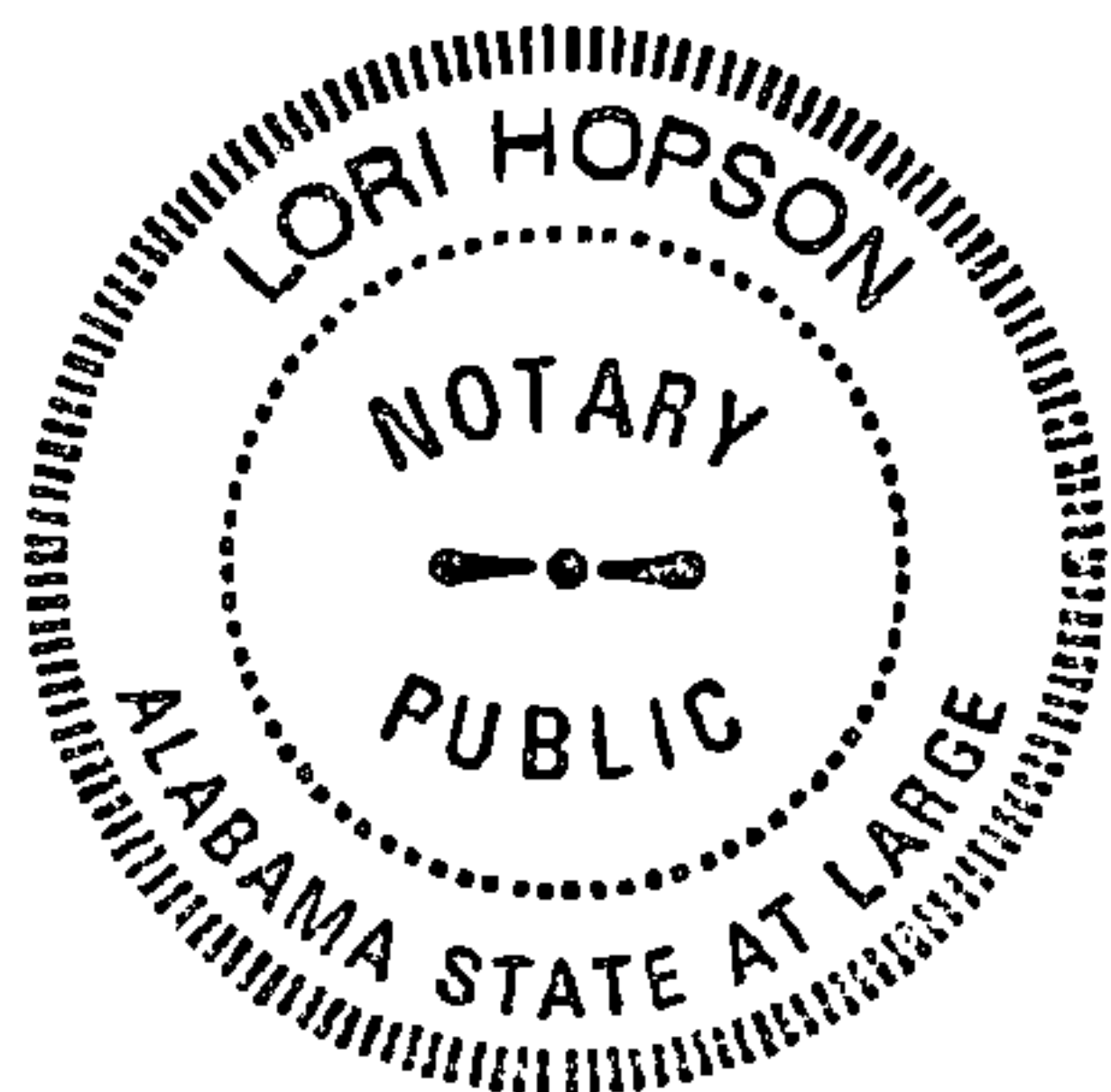

CAIDEN SINCLAIR


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that CAIDEN SINCLAIR, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2019.




NOTARY PUBLIC



20191213000462270 2/2 \$98.50
Shelby Cnty Judge of Probate, AL
12/13/2019 01:28:55 PM FILED/CERT