

20200228000080130
02/28/2020 02:39:19 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Lisa M. deMelo
4132 Forest Lakes Road
Sterrett, AL 35174
BHM2000089

This instrument prepared by:

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

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Forty Six Thousand Four Hundred Fifty and 00/100 Dollars (\$146,450.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amandalyn Rose Rennich-Yang, now known as Amandalyn Rose Rennich-Barr, a married woman**, whose address is 1895 County Road 76, Clanton, AL 35045, (hereinafter "Grantor", whether one or more), by **Lisa M. deMelo**, whose address is 4132 Forest Lakes Road, Sterrett, AL 35147, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Lisa M. deMelo, an unmarried woman**, the following described real estate situated in Shelby County, Alabama, the address of which is **4132 Forest Lakes Road, Sterrett, AL 35147**, to-wit:

Lot 590, according to the Survey of Forest Lakes, Sector 11, as recorded in Map Book 32, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

Amandalyn Rose Rennich-Yang and Amandalyn Rose Rennich-Barr are one and the same.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$143,797.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

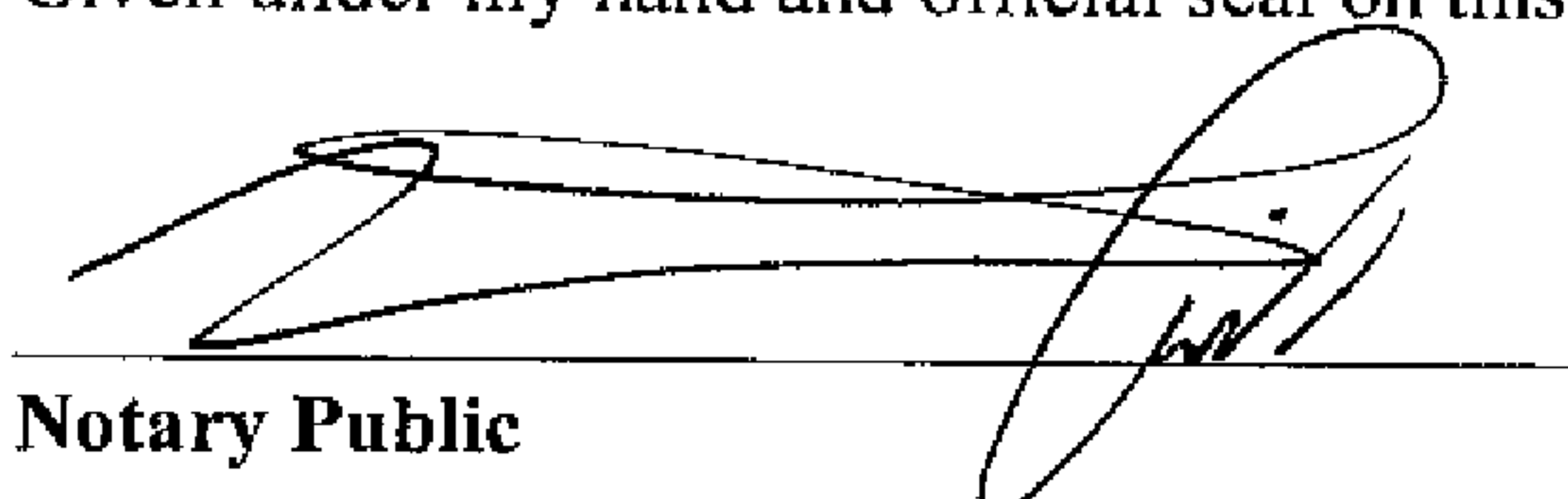
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of February, 2020.


Amandalyn Rose Rennich-Barr

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Amandalyn Rose Rennich-Barr**, a married woman, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of February, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2020 02:39:19 PM
\$28.00 CHERRY
20200228000080130

Allie S. Boyd