

Send tax notice to:
Kathryn O'Quinn
4224 White Oak Dr.
Vestavia, AL 35243
BLD2000062

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20200302000081880
03/02/2020 01:16:06 PM
DEEDS 1/2

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Ninety Thousand Seven Hundred and 00/100 Dollars (\$190,700.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Bentley Drozdowicz Group, LLC**, whose mailing address is 2619 Linger Lane, Birmingham, AL 35226 (hereinafter referred to as "Grantor"), by **Kathryn O'Quinn** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 7040 Kensington Ave., Calera, AL 35040**, to-wit:

Lot 152, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

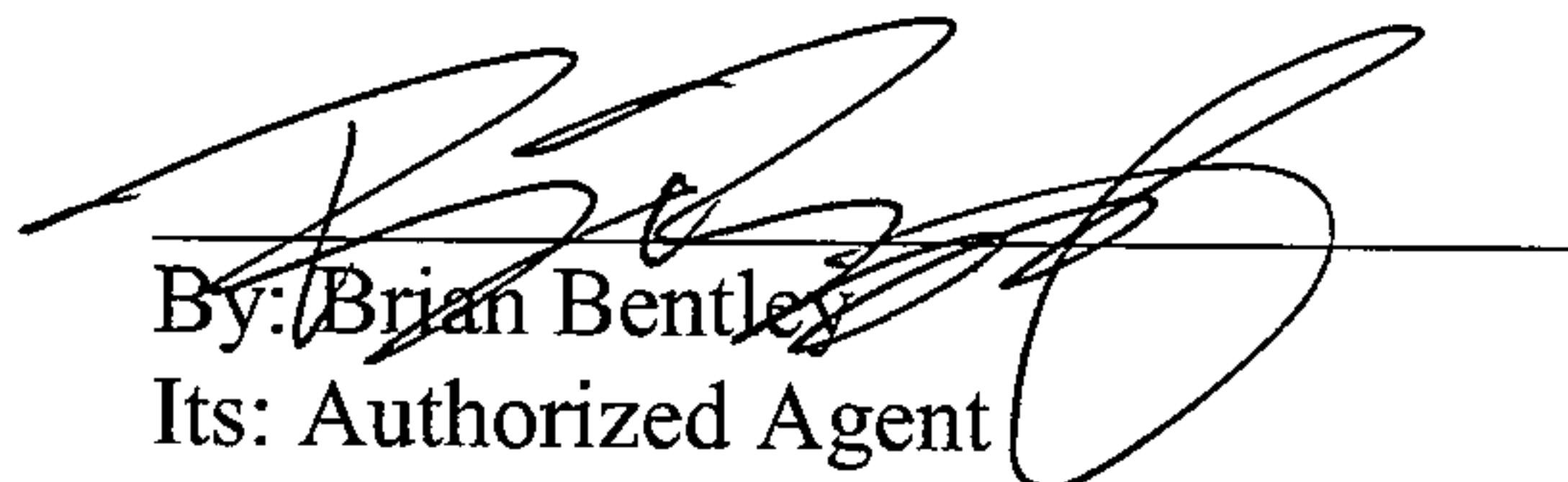
MINING AND MINERAL RIGHTS EXCEPTED.

\$152,560.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor, Bentley Drozdowicz Group, LLC, by Brian Bentley, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 28th day of February, 2020.

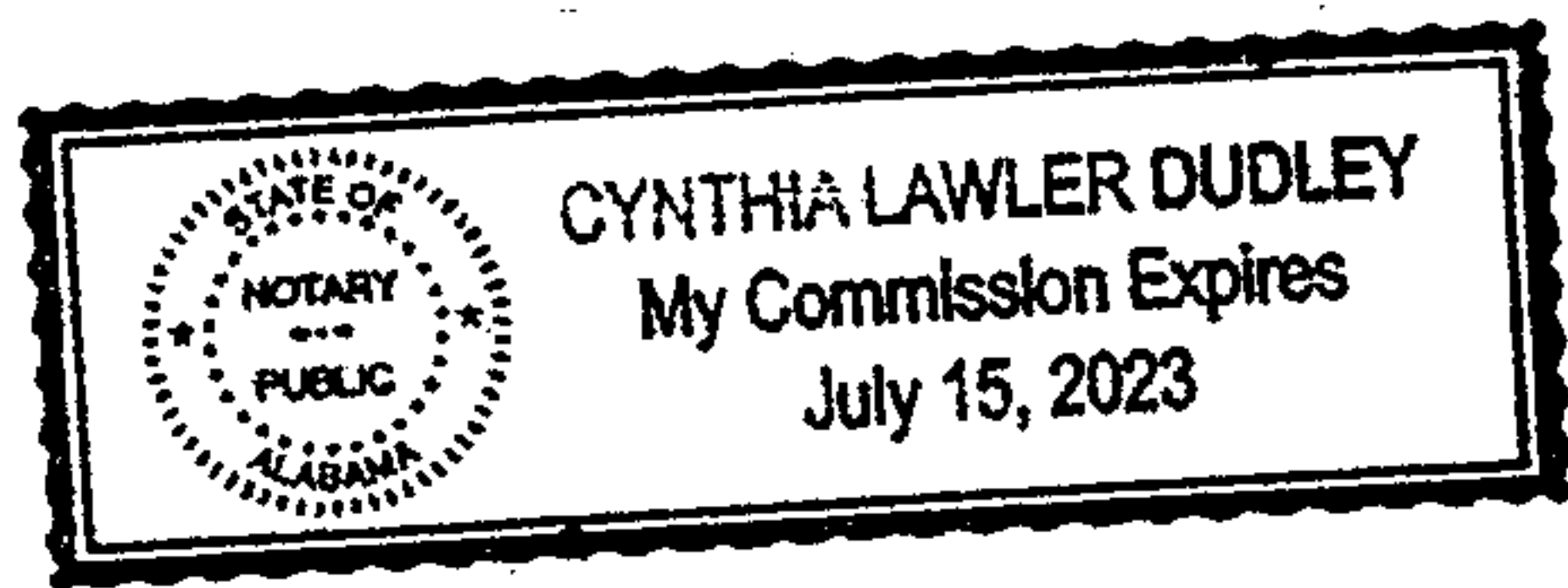
Bentley Drozdowicz Group, LLC



By: Brian Bentley
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Bentley, whose name as Authorized Agent of Bentley Drozdowicz Group, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2020.




Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 01:16:06 PM
\$63.50 CHARITY
20200302000081880

