



20200323000113590 1/2 \$325.00
Shelby Cnty Judge of Probate, AL
03/23/2020 01:17:20 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, Made and entered into on this the 13th day of March, 2020, by and between RICHARD S. MILSTEAD, a married man, 711 Easy Street, Jackson, AL 36545, party of the first part, and RS MILSTEAD, LLC, an Alabama limited liability company, Post Office Box 6, Jackson, AL 36545, party of the second part,

WITNESSETH:

That party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, in fee simple, the following described real estate, situate, lying and being in Shelby County, Alabama, to-wit:

Lots 2, 3, 4, 5, 6, and 7, Block 201, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama, which is on file in the Probate Office of Shelby County, Alabama.

Property Address: 11040 Highway 25, Calera AL 35040
Property Value: \$300,000.00

REFERENCE: 20040308000118290 and 20171218000450360

This property does not constitute any part of the homestead of the party of the first part or his spouse.

The preparer of this instrument is merely a scrivener, and no title search or title opinion has been conducted or rendered by the preparer.

This conveyance is made subject to restrictive covenants, easements, rights-of-way, and reservations applicable to said property of record in the Office of the Judge of Probate, Shelby County, Alabama, if any.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the party of the second part, its successors and assigns, forever.

And party of the first part covenants with the party of the second part that he is seized of an indefeasible estate in fee simple in and to the property above described and

conveyed; that the same is free from any and all liens and encumbrances; that he has a good right to sell and convey the same; and that the title thereto he will FOREVER WARRANT and DEFEND unto the said party of the second part, its successors and assigns, against the lawful claims of all persons, WHOMSOEVER.

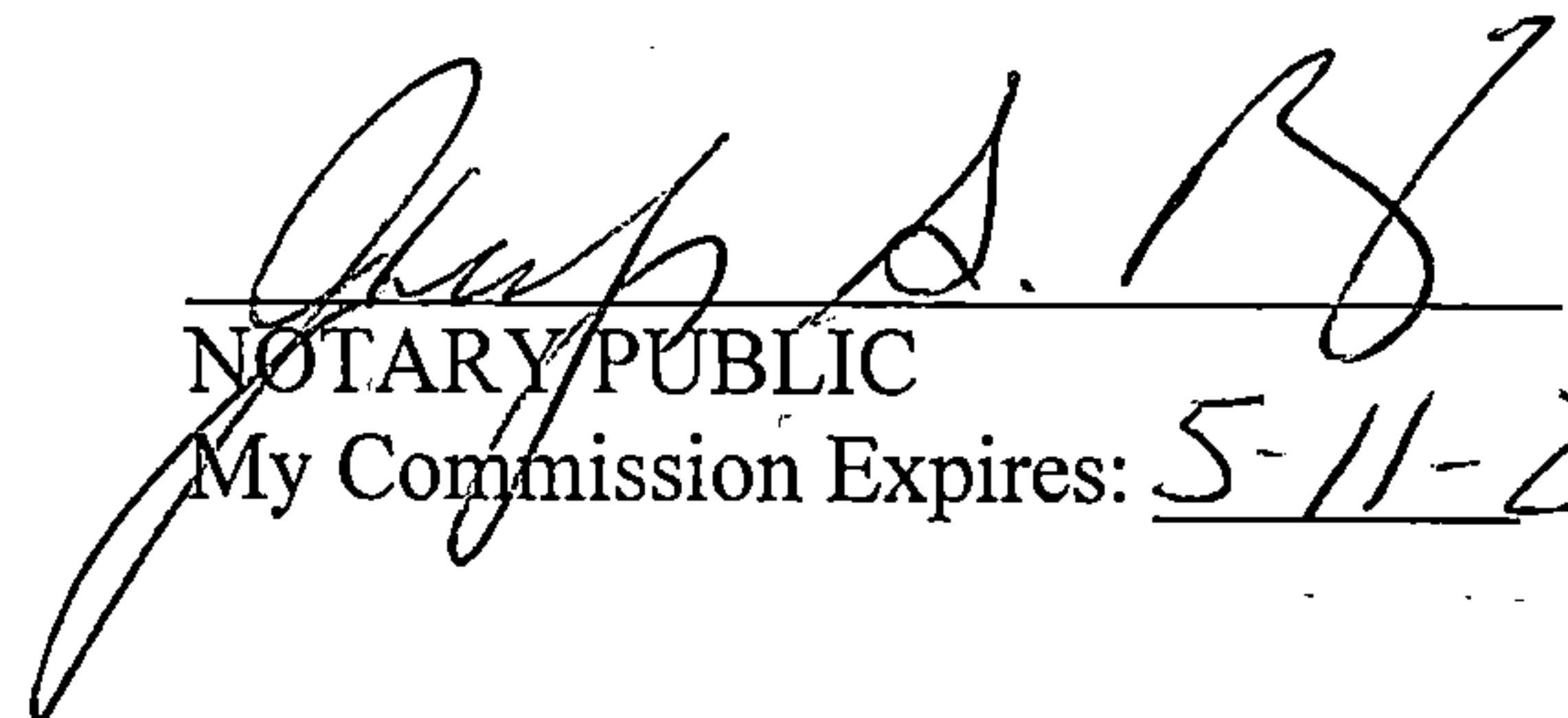
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal on this the 13th day of March, 2020.


RICHARD S. MILSTEAD

STATE OF ALABAMA
COUNTY OF CLARKE

I, the undersigned, a Notary Public in and for said County and State, hereby certify that RICHARD S. MILSTEAD, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13th day of March, 2020.


NOTARY PUBLIC
My Commission Expires: 5-11-23

Address of Party of the Second Part:
Post Office Box 6
Jackson, Alabama 36545

This instrument was prepared by:
Jacquelyn S. Bradley
Attorney at Law
Post Office Box 912
Jackson, Alabama 36545
(251) 246-4556

