

Send tax notice to:  
KEVIN WILSON  
102 Brook Highland Ct  
Birmingham AL 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2020235

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$369,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 1222 EDENTON ST, BIRMINGHAM, AL35242 (hereinafter referred to as "Grantor") by **MONZA H WILSON** whose mailing address is: 102 Brook Highland Ct Birmingham AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 22, according to the Survey of Phase One of Caldwell Crossings, 2nd Sector, as recorded in Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Such state of facts as shown on the plat of Phase One Caldwell Crossings 2<sup>nd</sup> Sector, as recorded in Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama
3. Right of way to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282 Page 115, in the Probate Office of Shelby County, Alabama.
4. Right so way to Alabama Power Company recorded in Real 1412, Page 148 in the Probate Office of Shelby County, Alabama.
5. Right of way to the City of Hoover recorded in Instrument No. 2000-40742; Instrument 2000-40741 and Instrument No. 2000-25988, in the Probate Office of Shelby County, Alabama
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2002-2381 in the Probate Office of Shelby County, Alabama.
7. All outstanding rights or redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to My Place Rentals, LLC dated 1/13/2020 and recorded on 1/23/2020, in Instrument No. 20200123000030740, in the Probate Office of Shelby County, Alabama and in accordance with the laws of the State of Alabama or the United States of America.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by MARTY NUNLEY, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16<sup>th</sup> day of April, 2020.

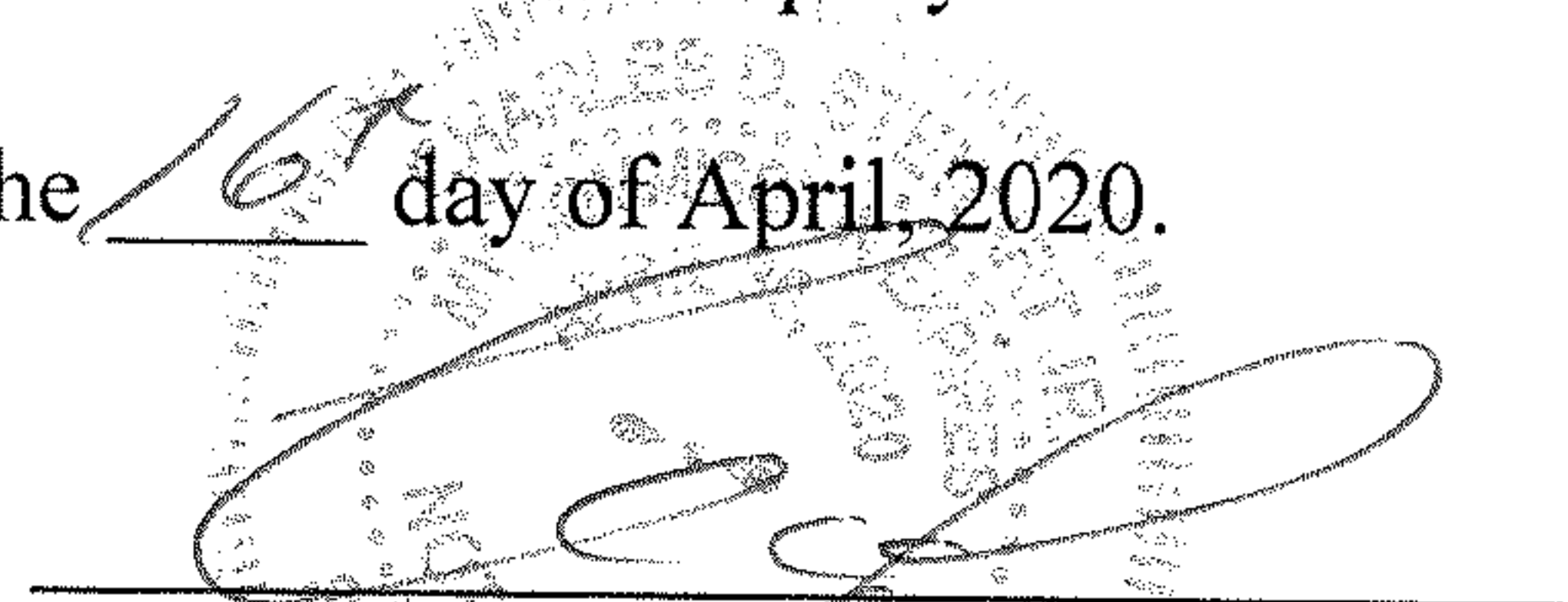
MY PLACE RENTALS, LLC

  
BY: MARTY NUNLEY  
ITS: MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley, whose name as Member of MY PLACE RENTALS, 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 and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 16<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
Notary Public  
Print Name: Christine S. Hunt  
Commission Expires: 8-30-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/17/2020 10:20:27 AM  
\$395.00 CHERRY  
20200417000150790

Christine S. Hunt