

20200702000276610  
07/02/2020 03:48:16 PM  
DEEDS 1/2

Send tax notice to:  
Leonardo Avila-Gonzalez & Angela Avila  
2034 Shadow Oaks Circle  
Wilsonville, Alabama 35186  
CHL2000137

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ryan A. Lackey and Chezleigh L. Lackey, husband and wife**, whose mailing address is: 4390 Old Hwy 280, Westover AL 35147 (hereinafter referred to as "Grantor"), by **Leonardo Avila-Gonzalez and Angela Marie Avila, as joint tenants with rights of survivorship** (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, to-wit:

Lot 210, according to the Survey of Shadow Oaks Estates 2nd Sector, as recorded in Map Book 33, Page 149, in the Probate Office of Shelby County, Alabama.

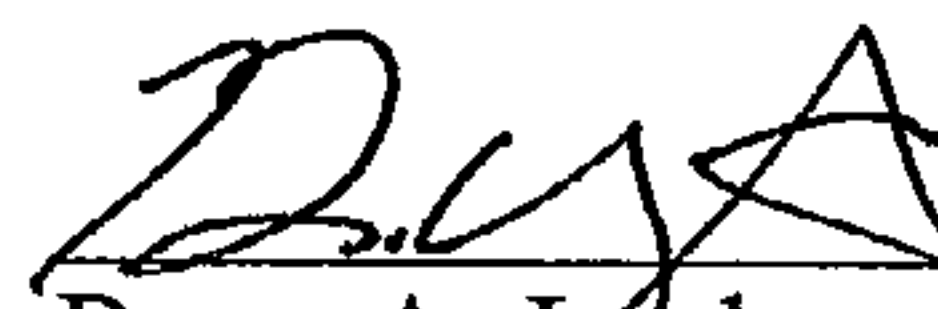

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$360,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and  
assigns forever.

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

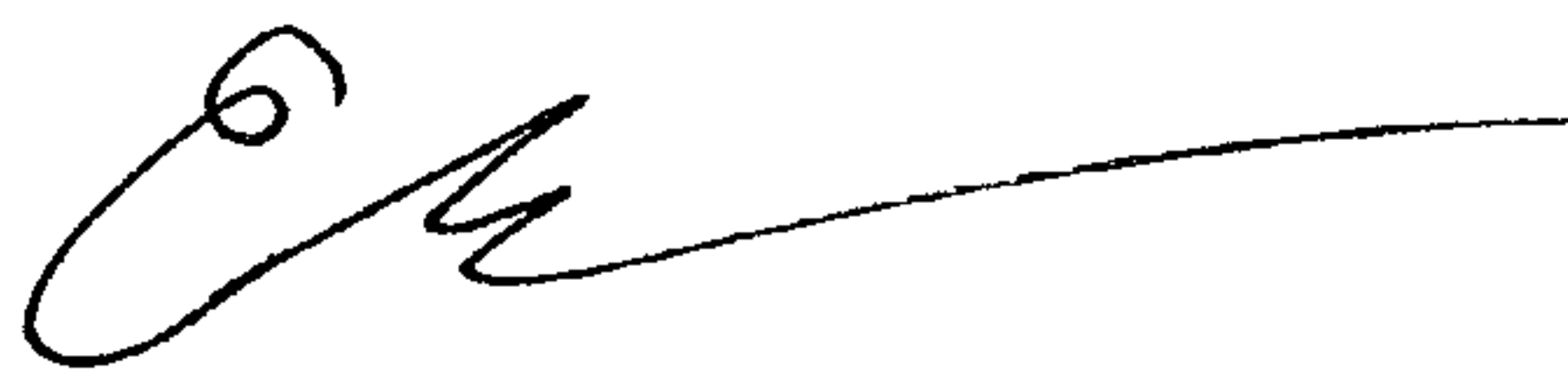
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 26<sup>th</sup>  
day of June, 2020.

  
Ryan A. Lackey  
  
Chezleigh L. Lackey

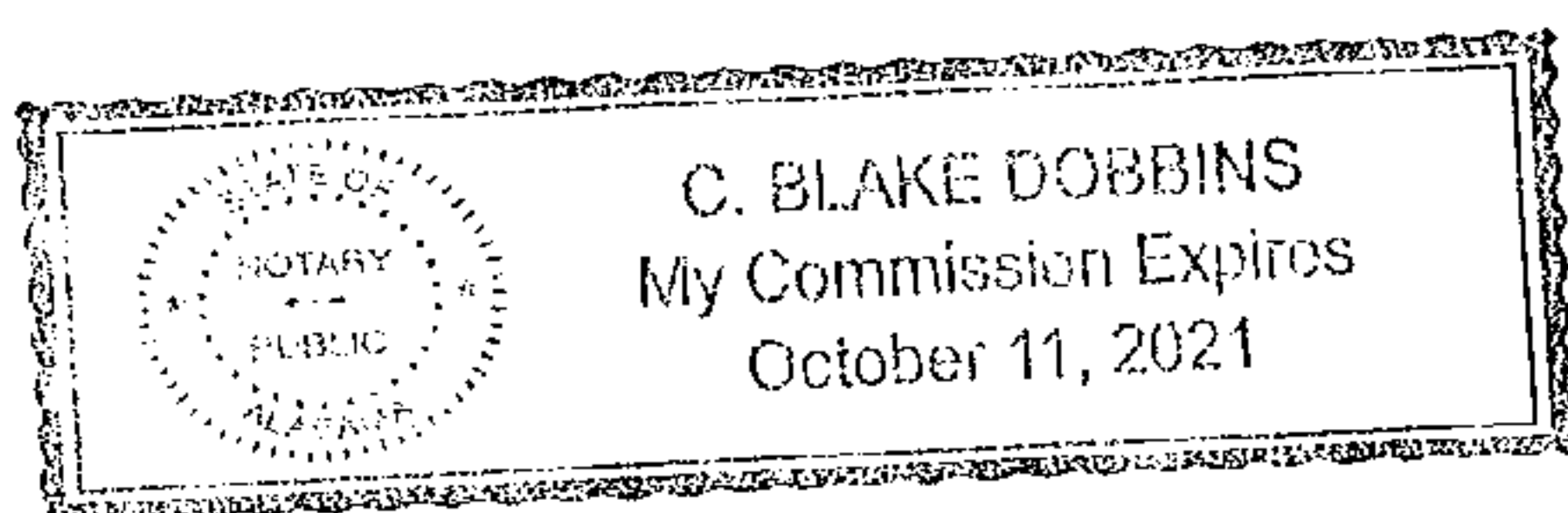
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ryan A. Lackey and Chezleigh L. Lackey, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26<sup>th</sup> day of June, 2020.



Notary Public  
Print Name: C. Blake Dobbins  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2020 03:48:16 PM  
\$26.00 CHARITY  
20200702000276610

Allen S. Bayl