

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Nicholas Walter Koehler
912 10th Street SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200805000332660
08/05/2020 09:15:57 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Richard Blaising, a married person, this does not constitute the homestead of the grantor or his spouse, whose address is

421 STERLING PARK CIR ALABASTER, AL 35007
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Nicholas Walter Koehler whose address is 912 10th Street SW, Alabaster, AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 10, according to the Survey of Thompson Plantation as recorded in Map Book 11, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$232,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 4th day of August, 2020.

R. H. Blaising
Richard Blaising

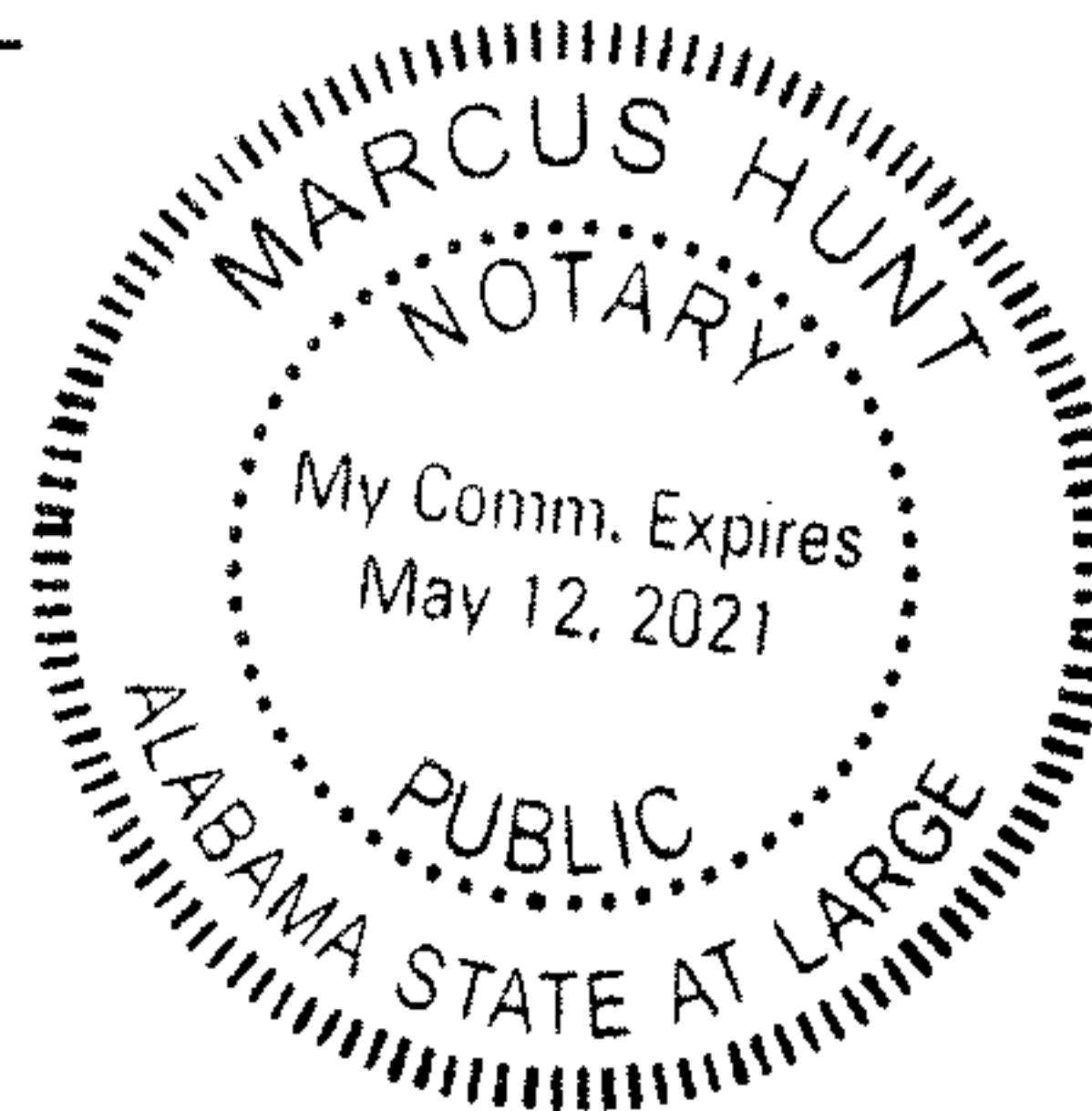
State of Alabama
County of *Jefferson*

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Richard Blaising 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, this the 4th day of August, 2020.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: *5/12/21*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2020 09:15:57 AM
\$37.50 CHERRY
20200805000332660

Allie S. Beal