

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 209021

Send Tax Notice To: Breanna Clark
623 The Heights Ln
Calera, AL 35040

20200902000387950
09/02/2020 08:09:23 AM
DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Seven Thousand Dollars and No Cents (\$137,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Amber N. Cunningham, a single person, whose mailing address is 815 Ivy Hills Circle, Calera, AL 35040** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Breanna Clark, whose mailing address is 623 The Heights Ln, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 623 The Heights Ln., Calera, AL 35040**; to wit;

Lot 65, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$133,333.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2020.


Amber N. Cunningham

State of Alabama

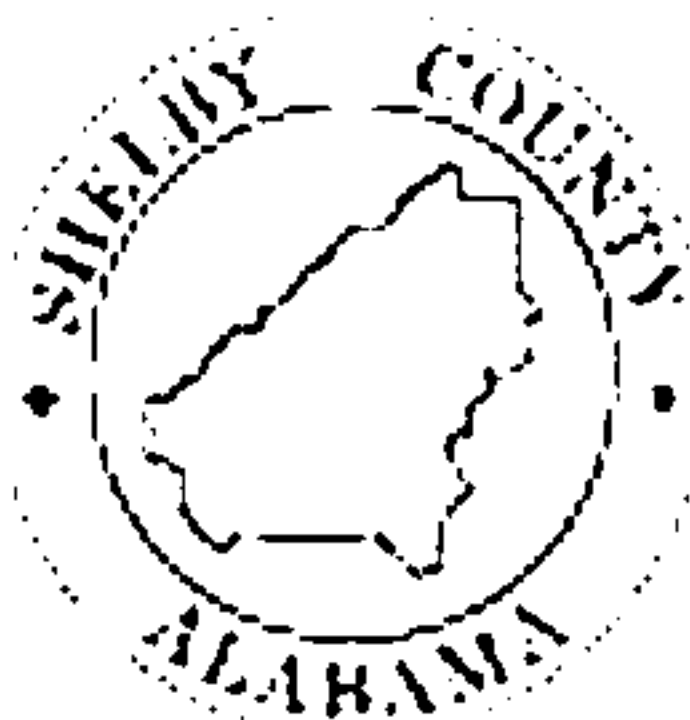
County of Jefferson

20200902000387950 09/02/2020 08:09:23 AM DEEDS 2/2

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Amber N. Cunningham, whose name(s) 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 31st day of August, 2020.

Debra Vaughn Escott
Notary Public, State of Alabama
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 08:09:23 AM
\$29.00 CHERRY
20200902000387950

Allie S. Bayl