

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1857**

SEND TAX NOTICE TO:

428 Holland Lakes Dr.
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

20201002000447980

10/02/2020 03:46:31 PM

DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-eight Thousand and 00/100 Dollars (\$158,000.00)** 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 where is acknowledged. I or we, **Karen G. Dean, a single person** whose mailing address is: 132 Belvedere Pkce
Alabaster AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tray L. Foster** whose mailing address 428 Holland Lakes Dr. N. Pelham AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **428 Holland Lakes Dr. N. Pelham, AL 35124** to wit:

Lot 15 according to the Final Plat of Holland Lakes, Sector One as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of covenants, Conditions and Restrictions executed by the Grantor and filed for record in Instrument No. 20050426000199570 and Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$161,634.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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

Deed Effective 9/30/2020

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of September, 2020.

Karen G. Dean
Karen G. Dean

STATE OF ALABAMA

Jefferson County ss:

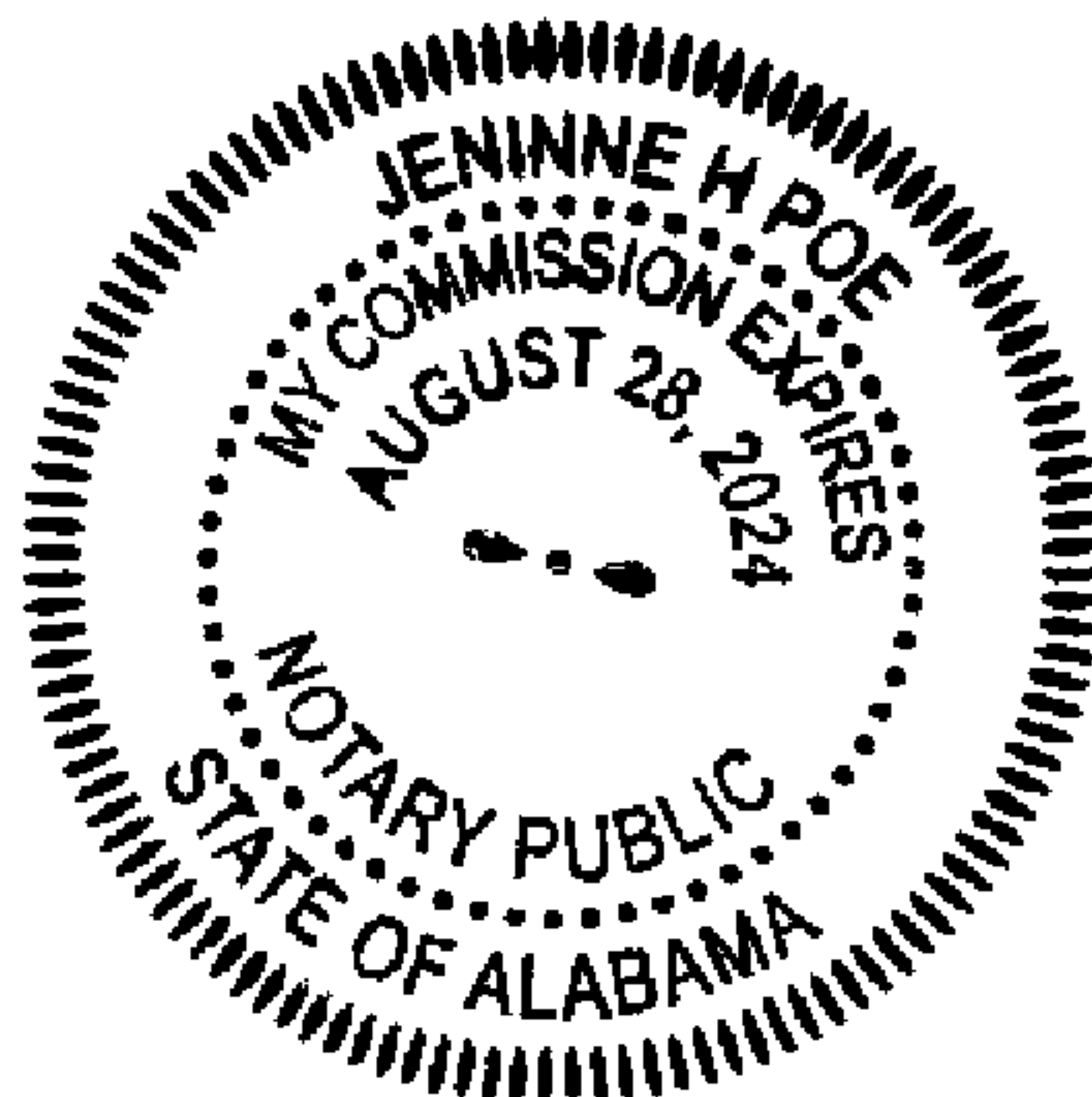
I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Karen G. Dean** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of September, 2020

My Commission Expires: 8-28-2024

Jen H Poe
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2020 03:46:31 PM
\$26.00 CHERRY
20201002000447980

Allen S. Bayl