

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2098

SEND TAX NOTICE TO:

514 Cedar Grove Cir
Maylene AL 35114

[Space Above This Line for Recording Data]

WARRANTY DEED

20210113000021910

01/13/2021 02:22:55 PM

DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety-one Thousand and 00/100 Dollars (\$191,000.00)** 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, **Stephen H. Stritikus, a single person** whose mailing address is: 3117 Sunny Meadows Lane, Birmingham AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Maxine Stewart** whose mailing address is: 514 Cedar Grove Cir. Maylene AL 35114 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **514 Cedar Grove Circle, Maylene, AL 35114**

Lot 29, according to the Survey of Cedar Grove, Sector 1, Phase 1, as recorded in Map Book 22, Page 92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of Jun, 2021


Stephen H. Stritikus

STATE OF ALABAMA

Jefferson County ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Stephen H. Stritikus** 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.

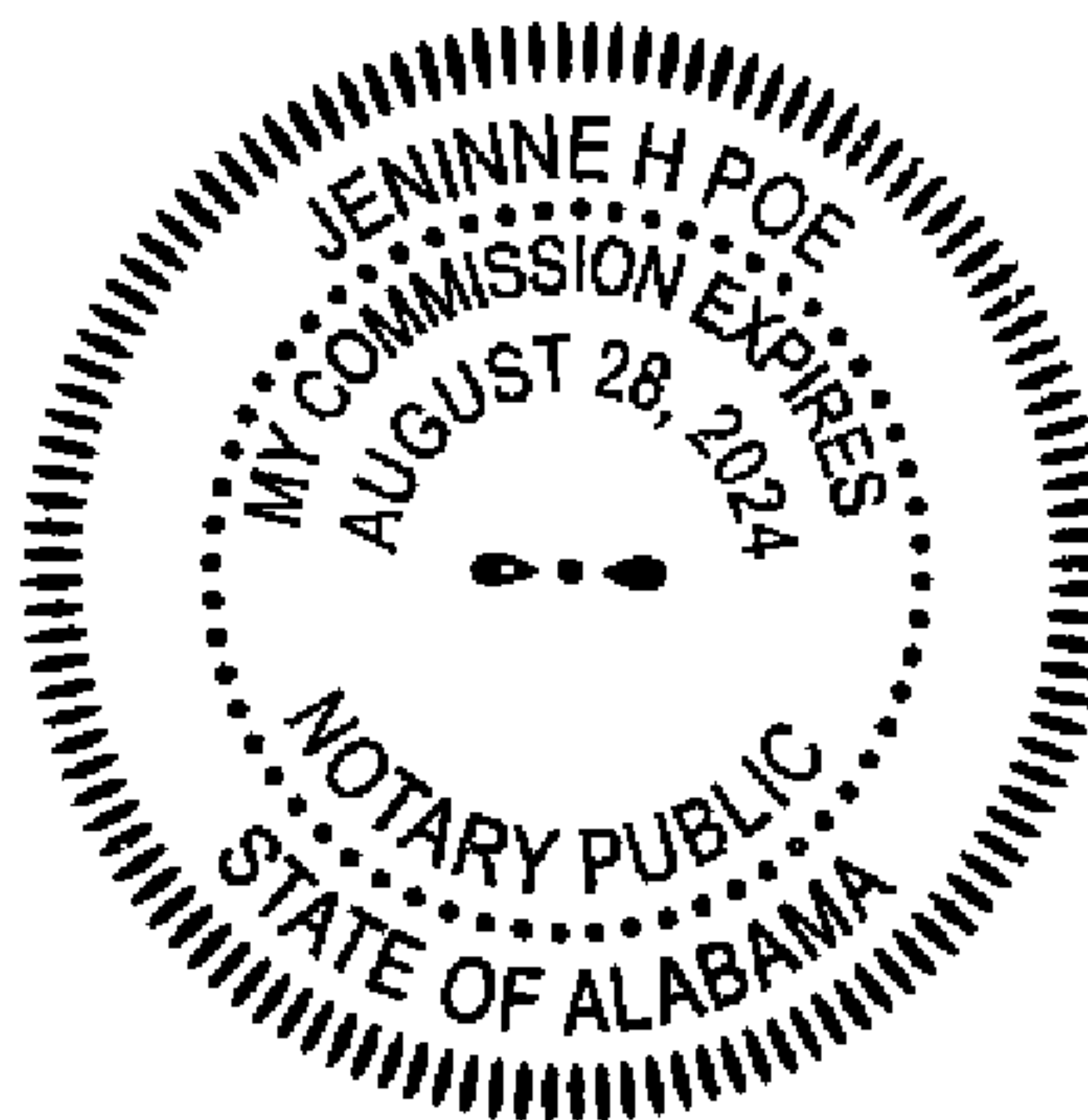
WITNESS my hand and official seal in the county and state aforesaid this the 13th day of Jan, 2021

My Commission Expires:

8/28/2024

Jeninne 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
01/13/2021 02:22:55 PM
\$216.00 CHERRY
20210113000021910

Allie S. Bevil